



recommending that the City Council consider and approve the General Plan Update, except for the Housing Element, which will be presented to the City Council at a future date. The current Housing Element will remain in effect until such time as the City Council approves the updated Housing Element.

A Draft General Plan Update and Draft EIR were provided for public review. A public review period of 45 days is required. The draft documents were available on May 29, 2008 through July 14, 2008. Comments were received from eight cities and agencies.

On June 19, 2008, the Planning Commission conducted a public hearing on the Draft General Plan Update and the Draft EIR. A power point presentation gave an overview of the visions and goals described in the update and its specific elements. Comments were received from the public and Planning Commissioners. The majority of the comments concerned the idea of adding entertainment to Main Street. A broad range of entertainment types were discussed by different speakers. One person asked about the possible future widening of Harbor Boulevard.

On July 17, 2008, the Planning Commission held a second public hearing on the Draft General Plan Update and Draft EIR. The 45-day public review period of the Draft EIR had closed on July 14, 2008. The consultant gave an overview of the comments received on the Draft EIR from surrounding cities and agencies. To address the General Plan Update comments from the public, planning staff introduced a new Policy (LU-4.9) and an Implementation (LU-IMP-4C) to explore opportunities for entertainment in the focus areas. These additions were made part of the Land Use Element under the Land Use Compatibility Goal LU-4 (see Attachment 6). The Master Plan of Streets and Highways will be changed to clarify that Harbor Boulevard is proposed as a Principal arterial and Smart Street (see Attachment 7).

The Planning Commission voted to forward to the City Council a recommendation for the adoption of the General Plan and certification of the EIR with the inclusion of an added policy and implementation, and a change to the circulation map.

## DISCUSSION

The City of Garden Grove is a mature and fully built-out urbanized city. Most of the land within the City has been developed (over 99 percent) and redevelopment is occurring throughout the City. Some properties are undergoing a transformation from uses established 40 to 50 years ago into new uses that reflect life today and the changing needs of people within the city. Growth is seen as a positive economic tool and enhanced shopping, dining, and entertainment options would improve the quality of life. A community value is to preserve the "hometown feel" and the core residential character of the community.

The General Plan Update 2030 focuses on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas. From the onset of updating the General Plan, the community clearly stated that preserving their residential neighborhoods was one of the highest priorities. The General Plan 2030 reflects this stated community goal.

The areas identified for future development build upon the 1995 General Plan goals and policies, and reflect the pattern and trends of recent construction in the City. An effort was made to define the areas for growth more clearly, to promote greater revitalization in the community, and to attract the development community to the potential revitalization opportunities. Most new development was envisioned as mixed-use buildings located along major arterial roadways or adjacent to existing shopping centers. A mixed-use type of project allows greater opportunities for developers through higher density, while leaving existing residential neighborhoods protected and preserved. These mixed-use residential units are urban in character and would generate a need for more concentrated and varied retail experiences. General Plan 2030 identifies 11 potential areas for future development or new land use designations.

The City of Garden Grove's objectives for the proposed General Plan are as follows:

- Update the City's environmental baseline (i.e., existing) conditions to the year 2007/2008
- Update the General Plan development projections for the year 2030, including the projections for dwelling units, nonresidential square footage, population, and employment
- Establish new mixed-use districts
- Guide future physical development in the City and provide for a high-quality visual image for the City
- Establish planning principles upon which to develop new goals, policies, and implementing programs
- Provide a basis for informed decisions when considering the development associated with implementation of the General Plan in the City of Garden Grove.

The General Plan is to be used by the City Council and Planning Commission to evaluate land use changes, make funding and budget recommendations and decisions, and to evaluate specific development proposals. To be considered consistent with the General Plan, a project must not only be consistent with the Land Use Plan, but it must also further the goals of all elements of the General Plan and meet the intent of its goals and policies. The City Council implements the General Plan by establishing annual planning goals based on the Plan, developing ordinances and regulations to implement the Plan, and providing the requisite staff resources.

The Draft General Plan and Draft EIR were circulated to all City Departments for review and approval. The consultant has reviewed the written comments on the Draft EIR received from neighboring cities and agencies and has prepared a Response to Comments and a Mitigation Monitoring Program that is included in the Final EIR. Public comments from the two Planning Commission meetings resulted in a new Policy and Implementation and a change to the Master Plan of Streets and Highways Map found in the Circulation Element.

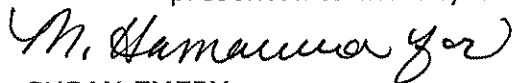
FINANCIAL IMPACTS

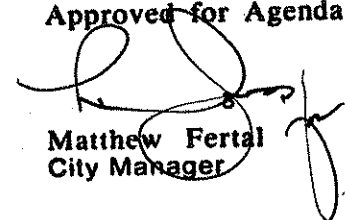
Changes to the land use that expand the areas where mixed use development is allowed will also provide greater opportunities for developers through higher density and generate a need for more concentrated and varied retail businesses.

RECOMMENDATION

Staff recommends that the City Council:

- Adopt the attached Resolution that includes:
  - Certification of the General Plan EIR
  - Adoption of the "Statement of Facts and Findings and Statement of Overriding Considerations Regarding the Environmental Effects for the Garden Grove General Plan 2030"
  - Adoption of the Mitigation Monitoring Program
  - Adoption of General Plan 2030 (except the Housing Element, which will be presented to the City Council at a later meeting).

  
SUSAN EMERY  
Community Development Director

**Approved for Agenda Listing**  
  
Matthew Fertal  
City Manager

By: Erin Webb  
Senior Planner

- Attachment 1 - Draft City Council Resolution for approval
- Attachment 2 - Exhibit A, Facts and Findings
- Attachment 3 - Planning Commission Resolution No. 5641
- Attachment 4 - Planning Commission Draft Minute Excerpt of July 17, 2008
- Attachment 5 - Planning Commission Minutes of June 19, 2008
- Attachment 6 - Changes to Chapter 2 – Land Use Element, Land Use Compatibility Goal LU-4
- Attachment 7 - Final EIR
  - 1) Mitigation Monitoring Program;
  - 2) Comments and Responses, including Errata
  - 3) Modified Master Plan of Streets and Highways, Exhibit CIR-4

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
ADOPTING GENERAL PLAN 2030 (EXCEPT THE HOUSING ELEMENT) AND  
CERTIFYING THE PROGRAM ENVIRONMENTAL IMPACT REPORT

WHEREAS, the City of Garden Grove has initiated a comprehensive update of its General Plan, and a General Plan Update and Program EIR has been prepared to guide the future of the City by describing the goals and policies regarding land use, community design, economic development, transportation, housing, parks, recreation and open space, conservation, safety, air quality, noise, infrastructure, and housing. Along with these goals and policies is an implementation program geared toward carrying out these goals and policies. General Plan 2030 is a citywide document that is an integrated, internally consistent statement of the official land use policy for the City of Garden Grove; and

WHEREAS, the Planning Commission held two public hearings, the first on June 19, 2008 and the second on July 17, 2008, where public comments were received; and

WHEREAS, on July 17, 2008, the Planning Commission recommended that the City Council certify the Environmental Impact Report and adopt General Plan Update 2030 pursuant to Resolution No. 5641; and

WHEREAS, pursuant to a legal notice, a public hearing was held by the City Council on August 26, 2008, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the General Plan Update during its meeting of August 26, 2008, except for the Housing Element, which will be approved at a future meeting.

BE IT RESOLVED, FOUND, AND DETERMINED that the reasons supporting the adoption of the General Plan, as required by California Government Code Section 65300, et. seq. (i.e., Development/Adoption of a Comprehensive, Long-Term General Plan) are as follows:

FINDINGS AND REASONS:

1. All of the elements in the General Plan Update are internally consistent. The Land Use Plan and each element have been reviewed by staff, the General Plan Consultant, and the Planning Commission, for internal consistency and the finding is that the elements satisfy this requirement.
2. The General Plan Update reflects the community's concerns, issues, and vision for a long-range comprehensive plan. This is achieved through the Plan's format, discussions, and Goals and Policies, which reflect the input of

the community, City staff, and other sources that included a citywide survey, interviews, and other background research data.

3. The General Plan Update will promote the health, safety, and welfare of the City through the listed Goals and Policies of each Element.
4. The General Plan Update is in conformance with the State of California's General Plan Guidelines, including population density and building intensity at the Plan's build-out.
5. The Land Use Plan establishes land use designations for all land within the City's corporate boundary. The land use designations are suitable and compatible with: Current land use designations, long range land use and planning considerations, and consistency with each element; and the Land Use Plan has been reviewed and discussed through the planning process including input from the community workshops and the Planning Commission public hearings.

**BE IT FURTHER RESOLVED:**

1. General Plan 2030 except for the Housing Element, is hereby approved pursuant to the facts stated in Planning Commission Resolution No. 5641 and the reasons stated within this resolution in accordance with California Government Code Sect. 65300, et. seq. A copy of the Planning Commission Resolution No. 5641 is on file in the office of the City Clerk and incorporated herein by reference with the same force and effect as set forth in full.
2. The current Housing Element will remain in full force and effect until such time as the City Council approves an updated Housing Element.
3. The "Statement of Facts and Findings and Statement of Overriding Considerations Regarding the Environmental Effects for the Garden Grove General Plan 2030" attached as Exhibit A and incorporated herein by reference, is hereby adopted and the EIR is hereby certified pursuant to Section 4.0 of the Findings of Fact.
4. The Mitigation, Monitoring and Reporting Program, including Section 12 of the Final EIR, is hereby adopted.

**CITY COUNCIL RESOLUTION NO. \_\_\_\_\_**

**EXHIBIT A**

**STATEMENT OF FACTS AND FINDINGS  
AND  
STATEMENT OF OVERRIDING CONSIDERATIONS  
REGARDING THE ENVIRONMENTAL EFFECTS FOR THE  
GARDEN GROVE GENERAL PLAN 2030**

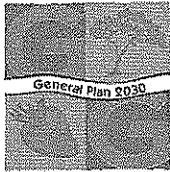
This page intentionally left blank.



# TABLE OF CONTENTS

1.0	INTRODUCTION .....	1
2.0	PROJECT SUMMARY.....	3
2.1	Description of Project Proposed for Approval .....	3
2.2	Project Goals and Objectives .....	13
3.0	ENVIRONMENTAL REVIEW/PUBLIC PARTICIPATION .....	14
4.0	CERTIFICATION OF THE FINAL EIR.....	16
5.0	ENVIRONMENTAL IMPACTS AND FINDINGS.....	18
5.1	Effects Determined To Be Less Than Significant in the Initial Study/Notice Of Preparation .....	18
5.2	Effects Determined To Be Less Than Significant in the EIR .....	22
5.3	Effects Determined To Be Mitigated to Less Than Significant Levels..	28
5.4	Environmental Effects Which Remain Significant and Unavoidable After Mitigation and Findings .....	37
5.5	Alternatives to the Proposed Project.....	53
6.0	STATEMENT OF OVERRIDING CONSIDERATIONS .....	58
6.1	Introduction .....	58
6.2	Significant Unavoidable Adverse Impacts .....	58
6.3	Overriding Considerations .....	59

This page intentionally left blank.



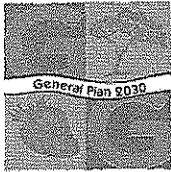
## 1.0 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that the City Council, acting as the final decision-making body on behalf of the City of Garden Grove ("City"), adopt findings of fact regarding the environmental impacts of the General Plan Update or the "project" prior to approving the General Plan Update. The document consists of two sets of findings. The "Statement of Facts and Findings" is the first set and identifies the significant impacts, presents facts supporting the conclusions reached in the analysis, makes one or more of three findings for each impact, and explains the reasoning behind the agency's findings.

The Statement of Facts and Findings has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code 21081(a) which provides that:

*"...No public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless both of the following occur:*

- (a) The public agency makes one or more of the following findings with respect to each significant effect:
  - (1) *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*
  - (2) *Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*
  - (3) *Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*



- (b) *The "Statement of Overriding Considerations" is the second set of findings. CEQA (Public Resources Code §21081 (b) provides as follows:*

*"With respect to significant environmental effects which were subject to a finding under paragraph (3) of subdivision (a) [above], the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment."*

Accordingly, where a project, such as the General Plan Update, will cause unavoidable significant impacts, the City Council may still approve a project if it finds that the project's benefits outweigh its significant impacts. Because the General Plan Update will result in some significant and unavoidable environmental impacts, this document includes a Statement of Overriding Considerations that identifies the specific benefits of the General Plan Update that outweigh its unavoidable environmental effects.



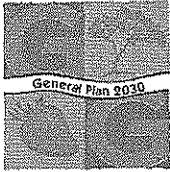
## 2.0 PROJECT SUMMARY

### 2.1 DESCRIPTION OF PROJECT

The project consists of a comprehensive update of the 1995 General Plan ("General Plan Update"). The General Plan Update provides updated information and reorganizes existing elements. The General Plan Update consists of the following State mandated and optional elements: Land Use Element; Community Design Element; Economic Development Element; Circulation Element; Infrastructure Element; Noise Element; Air Quality Element; Parks, Recreation and Open Space Element; Conservation Element; Safety Element and Housing Element.

Major components of the General Plan Update include:

1. Update of existing conditions, with year 2007 serving as the baseline year.
2. Update of General Plan development projections to buildout. Projections for population, residential, and non-residential development have been updated for the projected buildout.
3. Update of the Land Use Element, including the establishment of several new mixed-use districts.
4. Update of the Community Design Element, in order to guide the future physical development in the City and provide for a high-quality visual image for the City.
5. Establishment of planning principles upon which to develop new goals, policies, and implementing actions.
6. Additions, deletions, or modifications to the 1995 General Plan goals, policies, and implementation program.
7. Amendment of the remaining General Plan Elements to reflect items 1, 2, 5, and 6, above.
8. Update of the Housing Element.



## ELEMENTS OF PROPOSED GENERAL PLAN

Land Use Element. The Land Use Element serves as a long-range planning guide for development within the City. It describes the type of appropriate land uses, including development intensity and density throughout the City. The Land Use Element establishes goals, policies and implementation measures to promote appropriate development and redevelopment within the City.

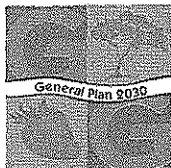
Community Design Element. The Community Design Element will help guide future development in the City, so that overall public and private development will contribute to a high quality visual environment. This Element addresses the design issues related to community image, development within the public right-of-way and development on private property relative to architectural design, site planning, and signage.

Economic Development Element. The Economic Development Element sets the framework for a balanced and stable economic base in Garden Grove. The Economic Development Element establishes goals, policies and implementation measures that promote economic development by establishing a favorable environment for business attraction and retention, private investment, economic diversification, entrepreneurship, and the attraction of well paying jobs.

Circulation Element. The Circulation Element provides programs and policies to establish a roadway system that adequately accommodates future growth consistent with the Land Use Element. The Circulation Plan seeks to provide for a safe, convenient, and efficient transportation system allowing for the movement of people and goods throughout the City and the region. Additionally, the Element includes policies for bike lanes, street improvements, and other transportation-related issues.

Infrastructure Element. The Infrastructure Element identifies the existing water, sewer, and storm drain systems and establishes goals, policies and implementation measures to ensure that the City's infrastructure continues to meet the existing and future needs of the City.

Noise Element. The Noise Element describes the existing noise environment within the City and its relationship with Federal, State, and City noise regulations. This Element also provides a framework to limit noise exposure within the City that considers both the existing and future noise environments and the compatibility of land uses.



Air Quality Element. The Air Quality Element is intended to protect the public's health and welfare by implementing measures that allow the South Coast Air Basin to attain Federal and State air quality standards. To achieve this, the Element sets forth a number of programs to reduce current pollution emissions and requires that new development include measures to comply with air quality standards. In addition, this Element contains provisions to address new air quality requirements.

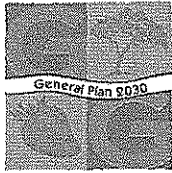
Parks, Recreation, and Open Space Element. The Parks, Recreation, and Open Space Element of the General Plan establishes goals, policies and implementation measures that provide direction for the provision of adequate parkland, recreation opportunities, and management and conservation of limited open space resources within the City.

Conservation Element. The Conservation Element provides direction regarding the conservation, development, and utilization of natural resources. It serves as a guide for the City of Garden Grove, its residents and businesses to understand what natural or other resources exist in the City, how development impacts these resources and what methods should be employed to maintain, preserve or conserve these resources. The Conservation Element addresses the following resources: water resources, energy, solid waste, biological resources, green building, and cultural/historical resources.

Safety Element. The Safety Element identifies goals, policies and implementation measures to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as fires, floods, earthquakes, landslides and other hazards. The Safety Elements provides policies and standards for the type, location, intensity, and design of development in areas of potential hazards. The intent of this element is to understand and minimize risks associated with each specific type of hazard so the City government and public may make informed decisions about land use and development throughout the City.

Housing Element. The Housing Element provides programs and policies that assist the community, region, and state in meeting the goal of providing housing affordable to all socioeconomic segments of the population. The Element addresses citywide housing and population demographics, regional fair-share housing allocations, and implementation strategies to assist the City in providing a full range of housing opportunities.

Existing goals, policies and implementation measures within each element have been completely revised, updated and refined to reflect current conditions and address future development, as identified by the proposed General Plan Update.



## LAND USE PLAN

The Garden Grove General Plan was last comprehensively updated in 1995. This General Plan Update supersedes the 1995 Garden Grove General Plan and all of its previous versions. The General Plan Update may contain similar goals, policies, or other components of the previous plans; however, this version has been tailored to meet the issues and needs of the City at the present time and foreseeable future. The General Plan Land Use Diagram identifies the type, location and density/intensity of future development within the City.

## LAND USE SUMMARY

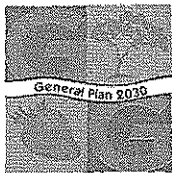
The City is approximately 99 percent built out, and as such, the General Plan Update focuses on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas. As of January 2008, there were approximately 32.01 acres of vacant land in the City. The City has identified 15 areas for potential change, as described below:

### **Focus Area A – International West (Harbor Boulevard)**

This approximately 235-acre area, generally referred to as The International West Resort Area, is located in the eastern portion of the City, generally along Harbor Boulevard, between Chapman Avenue on the north and the Garden Grove Freeway on the south. This area holds critical importance for the City for revitalization and economic stimulus purposes. Ideally situated south of Disneyland, this area has opportunities to capitalize and expand tourist-based and entertainment-related uses. Several full-service hotels and new restaurants have been constructed; predominately at the intersection of Chapman Avenue and Harbor Boulevard. In 2006, an Economic Impact and Master Plan Document was prepared for the International West Resort Area. The Master Plan is intended to compliment existing entertainment, hospitality, and sports venues in the surrounding areas by planning for three entertainment centers that would be connected by themed dining and retail facilities, entertainment, hotels, theaters, and parkland. In 2007, the City began working with a developer on a 35-acre site bordered by Buaro Street on the west and Harbor Boulevard on the south and east. The 35-acres is being referred to the "Central Hub" within International West and would include such uses as a water park, hotels, dining and entertainment, and retail. The designation will allow for a variety of land uses including Mixed-Use Resort, Entertainment/Hotel, and some residential.

For the General Plan 2030, the International West designation will not be applied to an area south of the Garden Grove Freeway (SR-22) that is generally bounded by Harbor Boulevard on the east, Newhope Street on the west, and Westminster





Boulevard on the south. The designation will be extended to this approximately 167-acre area at such time as developers are actively working on large-scale resort center projects.

New development anticipated in Focus Area A under the General Plan 2030 includes 400 new residential units, and an additional 4,615,000 square feet of commercial uses.

### **Focus Area D – Stanford Avenue/West Street**

This approximately 23-acre area includes the area essentially bounded by Stanford Avenue on the north, Garden Grove Boulevard on the south, Woodland Lane on the west, and West Street on the east. The intent for this area is to allow mixed use along Garden Grove Boulevard, and to consider extending Stanford Avenue through the area. With the street extension, the intent would be to maintain the single-family residential uses north and immediately to the south of Stanford Avenue. The area between the single-family homes south of Stanford Avenue and the mixed use along Garden Grove Boulevard would allow higher density residential (low-medium density) within buildings two- to three-stories in height.

New development anticipated in Focus Area D under the General Plan 2030 includes 50 new residential units, and an additional 20,000 square feet of commercial/office uses.

### **Focus Area E1 – Civic Center (Area 1)**

This approximately 130-acre area is the “Heart of the City.” The area includes properties on either side of Euclid Street north from Trask Avenue to just south of Lampson Street. This area includes City Hall, the neighborhood bounded by 9th Street, Acacia Street, and Garden Grove Boulevard, Main Street, the Community Meeting Center, and the Village Green.

The intent for this area is a mixed-use designation that promotes civic, commercial, open space, and residential uses. The development would be mid-rise, five to seven stories on pedestrian-friendly streets and have first-floor shop fronts with offices and residences above. Focus Area E1 includes civic buildings, colleges, and the Historic Main Street. The Civic Center shall provide public gathering spaces (the Public Realm).

New development anticipated in Focus Area E1 under the proposed General Plan Update includes 1,025 new residential units, an additional 322,500 square feet of commercial/office uses, and an additional 157,500 square feet of institutional uses.



### **Focus Area E2 – Civic Center (Area 2)**

The industrial area located west of Nutwood Street and contiguous to Stanford Avenue is one of the original industrial sites in the City. This area has value in its potential service as relatively inexpensive start-up site for small businesses and industries. This area also has the potential to introduce residential to mix in the form of live-work loft units that would allow small business owners the opportunity to create product in close proximity to where they live.

This approximately 62-acre site includes the area around Stanford Avenue that has existing automotive repair shops, industrial uses, and the post office. The General Plan Update proposes a different type of mixed use allowing industrial uses and artist's lofts with a residential component (i.e., live/work units). In addition, the OCTA right-of-way could serve as the starting point for the first phase of a linear park on the right-of-way from Stanford Avenue to Brookhurst Street.

New development anticipated in Focus Area E2 under the proposed General Plan Update includes 425 new residential units, an additional 25,000 square feet of commercial/office uses, and an additional 55,000 square feet of industrial uses.

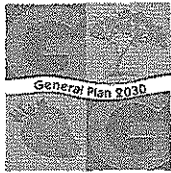
### **Focus Area F – Brookhurst Triangle**

This approximately 50-acre area includes the four sides of the Brookhurst Street and Garden Grove Boulevard intersection.

The Brookhurst Triangle site offers a significant redevelopment opportunity. It is located at a major crossing of two main commercial thoroughfares and is at the entrance to the Korean Business District as vehicles head west on Garden Grove Boulevard. Because of its prominent location, the land use designation for the larger area envisions taller mixed-use development with eye-catching modern buildings and a vibrant streetscape. This land use area is at the eastern end of the Garden Grove Boulevard Focus Area, and the two are closely related.

The largest site is the Brookhurst Triangle on the north side of Garden Grove Boulevard, bounded on the east by Brookhurst Street and on the west by Brookhurst Way. The proposal for the triangle is mixed use with 800 mid-rise residential units and up to 300,000 square feet of commercial uses.

Focus Area F also includes the Galleria project, which is an eight-story project with two floors of retail and 66 residential units at the top. This project is located on the south side of Garden Grove Boulevard across from the triangle and is the first mixed-use project being built in the City.



New development anticipated in Focus Area F under the General Plan 2030 includes 1,075 new residential units, and an additional 550,000 square feet of commercial/office uses.

**Focus Area G – Garden Grove Boulevard (Brookhurst Street to Beach Boulevard)**

This approximately 144-acre area extends along Garden Grove Boulevard from Beach Boulevard on the west to Brookhurst Street on the east. The intent for this area is mixed use with higher density/intensity nodes (eight- to ten-story buildings) at major intersections (Brookhurst Street, Magnolia Avenue, Beach Boulevard). In between these taller, urban nodes will be a mix of mid-height mixed use (five to seven stories), commercial centers, low-rise mixed use, and residential development (one to three stories). The majority of this area will be mixed use with commercial, office, and residential uses.

Five types of development will emerge in this Focus Area. As noted above, the overall pattern of new development will create higher density/intensity nodes at major intersections and change the majority of the commercial areas to mixed use. In between the taller, urban nodes, the development will be a mix of mid-height mixed use buildings, strictly commercial center, lower height mixed uses buildings with neighborhood-serving retail uses, and residential buildings.

New development anticipated in Focus Area G under the proposed General Plan Update includes 1,500 new residential units, and an additional 150,000 square feet of commercial/office uses.

**Focus Area H – Auto Center (Trask Avenue)**

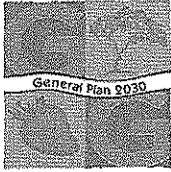
This approximately 55-acre area includes Trask Avenue, from Harbor Boulevard on the east to Magnolia Avenue on the west. The intent for this area is to extend the auto uses for both sales and repair along the length of Trask Avenue.

New development anticipated in Focus Area H under the proposed General Plan Update includes an additional 150,000 square feet of commercial/office uses.

**Focus Area I – Brookhurst Street and Chapman Avenue**

This approximately 43-acre area includes the east side of Brookhurst Street both north and south of Chapman Avenue, the old "Costco" site to the north of the "Promenade" shopping mall, and the small-scale commercial development on the south side of Brookhurst Street between Gilbert Street and the "Grove Pavilions" shopping center. The General Plan 2030 will change this area to a mixed-use land use designation allowing some residential development to help revitalize these areas that surround two large shopping centers.

New development anticipated in Focus Area I under the General Plan 2030 includes 500 new residential units, and an additional 400,000 square feet of commercial/office uses.



### **Focus Area J – Katella Avenue and Euclid Street**

This approximately 35-acre area includes an existing shopping center on the southwest corner of the Katella Avenue/Euclid Street intersection with small-scale commercial uses extending west on Katella Avenue. Under General Plan 2030, this area will change to a mixed-use land use designation to allow some residential development. The intent is to allow new residential uses while preserving some commercial uses in the eastern portion of the Focus Area, and to allow commercial uses with limited residential in the western portion of the Focus Area. It is anticipated that new uses would be three to four stories in height, while maintaining the small-scale that currently exists.

New development anticipated in Focus Area J under the General Plan 2030 includes 600 new residential units, and an additional 50,000 square feet of commercial/office uses.

### **Focus Area L – Western Avenue/Industrial Area**

This approximately 111-acre area allows for a proposed transit line along existing rail easement, the line would connect Huntington Beach to Anaheim. Under General Plan 2030, this area will change to a mixed-use land use designation that would allow existing industrial, commercial uses to remain and allow for new residential development.

With the establishment of a new transit stop, anticipated development in Focus Area L under the General Plan 2030 includes 600 new residential units, and an additional 95,000 square feet of commercial/office uses.

### **Focus Areas M & N – Valley View Street**

These two focus areas include existing shopping centers/commercial development at the intersections of Chapman Avenue (Focus Area N) and Lampson Avenue (Focus Area M). The intent for the General Plan 2030 is to help revitalize older, underutilized multi-tenant commercial development. To encourage redevelopment of these sites, the General Plan Update will change the land use designation to a mixed-use designation to allow some residential development.

New development anticipated in Focus Area M under the General Plan 2030 includes 75 new residential units, and an additional 15,000 square feet of commercial/office uses. New development anticipated in Focus Area N under the General Plan 2030 includes 150 new residential units, and an additional 30,000 square feet of commercial/office uses.

### **Other Focus Areas**

Additional development potential is not anticipated for Focus Areas B, C, K, or O. Policy direction regarding annexation/de-annexation for Focus Areas B, C and O and policy



direction regarding revitalizing aging commercial centers for Focus Area K are provided in the Land Use Element of the General Plan 2030.

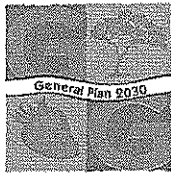


Table 1, Focus Area Land Use Projections, provides a summary of the growth over existing conditions that would occur within each Focus Area with the proposed General Plan Update.

**Table 1 - Focus Area Land Use Projections**

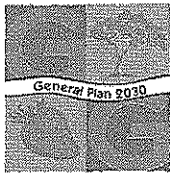
Focus Area <sup>1</sup>	Acres	Residential (DU)	Commercial/Office (SF)	Industrial (SF)	Institutional Uses (SF)
A	401.46	400	4,615,000	0	0
D	22.84	50	20,000	0	0
E1	130.22	1,025	322,500	0	157,500
E2	61.84	425	25,000	55,000	0
F	49.56	1,075	550,000	0	0
G	143.91	1,500	1,500,000	0	0
H	54.55	0	150,000	0	0
I	42.39	500	400,000	0	0
J	35.27	600	50,000	0	0
L	110.82	600	95,000	0	0
M	21.18	75	15,000	0	0
N	40.38	150	30,000	0	0
<b>TOTAL</b>	<b>1,114.42</b>	<b>6,400</b>	<b>7,772,500</b>	<b>55,000</b>	<b>157,500</b>

1. Focus Areas B, C, K, and O involve new policy direction only.

Table 2, General Plan Buildout, provides a summary of the anticipated development conditions through buildout. The values include the additional growth anticipated with the General Plan 2030 as presented in Table 1, and account for buildout of any vacant or underutilized parcels.

In total, these efforts are anticipated to result in the following scenario at buildout:

- 54,296 dwelling units;
- 14,557,673 square feet within eight mixed-use categories;
- 6,597,321 square feet of commercial uses;
- 494,493 square feet of office uses;
- 19,079,280 square feet of industrial uses;
- 7,844,067 square feet of civic/institutional uses; and
- 2,566.48 acres of roads/infrastructure.

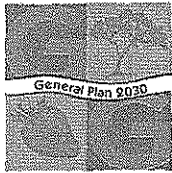


**Table 2 - General Plan Buildout**

Land Use Designation	Acres	Floor Area Ratio	Dwelling Units	Square Feet
Low Density Residential (1.0-11.0 du/acre)	4,659.53		27,025	
Low Medium Density Residential (11.1-21.0 du acre)	244.23		3,718	
Medium Density Residential (21.1-32.0 du/acre)	941.53		16,571	
Medium High Density Residential (32.1 -42.0 du/acre)	4.81		152	
Community Residential (42.1-60.0 du/acre)	9.56		430	
Light Commercial	335.42	0.40 to 0.55		4,931,177
Heavy Commercial	91.07	0.56		1,666,144
Office Professional	37.84	0.40		494,493
Civic Center Mixed Use	108.42	0.50	1,025	1,112,510
Industrial/Commercial Mixed Use	73.15	0.50		724,909
Industrial/Residential MU 1	116.25	0.40 to 0.60	600	1,382,431
Industrial/Residential MU 2	61.50	0.50	425	608,429
International West	235.66	0.50 to 2.00	400	6,796,730
Residential/Commercial MU1	116.44	0.50 to 1.00	2,050	2,413,528
Residential/Commercial MU2	139.10	0.50	1,625	1,110,381
Residential/Commercial MU3	67.59	0.50	275	408,755
Industrial	584.00	1.00		19,079,280
Civic/Institutional	720.30	0.50		7,844,067
Parks and Open Space	357.76			
Roads/Infrastructure	2,566.48			
<b>Total</b>	<b>11,470.53</b>		<b>54,296</b>	<b>48,572,835</b>

In addition to the General Plan 2030 estimates, the City has developed estimates for growth over existing conditions within the focus areas, which are listed below. The anticipated growth in residential, commercial, and industrial uses over year 2007/2008 conditions is:

- Addition of 6,400 dwelling units;
- Addition of 7,772,500 square feet of commercial/office uses;
- Addition of 55,000 square feet of industrial uses; and
- Addition of 157,500 square feet of institutional uses.

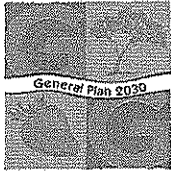


## 2.2 PROJECT GOALS AND OBJECTIVES

The City of Garden Grove's objectives for the proposed General Plan are as follows:

- Update the City's environmental baseline (i.e., existing) conditions to the year 2007/2008.
- Update the General Plan development projections for the year 2030, including projections for dwelling units, non-residential square footage, population and employment.
- Establish new mixed-use districts.
- Guide future physical development in the City and provide for a high-quality visual image for the City.
- Establish planning principles upon which to develop new goals, policies and implementing programs.
- Provide a basis for informative decisions when considering the development associated with implementation of the General Plan in the City of Garden Grove.

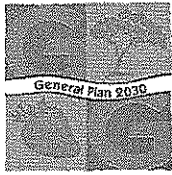




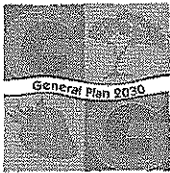
## 3.0 ENVIRONMENTAL REVIEW/ PUBLIC PARTICIPATION

The City of Garden Grove conducted an extensive review of this project, which included a Draft EIR and a Final EIR, including technical reports, along with a public review and comment period. The following is a summary of the City's environment review of this project:

- Pursuant to the provision of Section 15082 of the CEQA Guidelines, as amended, the City of Garden Grove circulated an NOP to public agencies, special districts, and members of the public who had requested such notice for a 30-day period. The NOP and Initial Study were submitted to the State Clearinghouse April 14, 2008, with the 30-day review period ending on May 13, 2008.
- The NOP public review period ran for 30 days. The City accepted a number of written comments from various interested parties. The scope of the issues identified in the comments included potential impacts associated with: land use compatibility, traffic and circulation, noise, hazards and hazardous materials, hydrology and drainage, air quality, and service systems (i.e., schools).
- The Draft EIR was distributed for public review and a Notice of Availability ("NOA") and Notice of Completion ("NOC") was filed with the State Clearinghouse on May 29, 2008, for a 45-day review period.
- The City received a total of nine comment letters from public agencies. Additionally, verbal comments were received on the Draft EIR during the Planning Commission public hearing of June 19, 2008 and July 17, 2008. The City prepared specific responses to all written comments. The comments and responses are contained in Section 13.0 of the Final EIR.
- In accordance with Public Resources Code Section 21092.5, the City provided written responses to public agencies that commented on the Draft EIR.



This page intentionally left blank.



## 4.0 CERTIFICATION OF THE FINAL EIR

The City solicited proposals from independent consultants to prepare the Garden Grove General Plan Update and EIR. Subsequently, the City selected and retained RBF Consulting ("RBF") to prepare the General Plan Update and EIR. RBF prepared the EIR under the supervision and direction of the City of Garden Grove planning staff. All findings set forth herein, are based on substantial evidence in the record as indicated with respect to each specific finding.

In accordance with CEQA (14 Cal. Code Regulations §15090), the City Council finds:

- (1) The Final EIR has been completed in compliance with CEQA. The Final EIR consists of all of the following:
  - The Garden Grove General Plan Update Public Review Draft Environmental Impact Report (May 29, 2008);
  - Responses to Comments;
  - Errata to the Final EIR; and,
  - Mitigation Monitoring and Reporting Program
- (2) The Final EIR was presented to the City Council and the City Council reviewed and considered all the information contained in the final EIR, prior to approving the project. The Council further reviewed and considered other evidence, including the technical reports and studies, written and oral evidence presented at hearings on the project, and written evidence submitted to the City by individuals, organizations, regulatory agencies and other entities.
- (3) The EIR for the project reflects the City's independent judgment. The City has exercised independent judgment in accordance with Public Resources Code §21082.1(c)(3) in retaining its own environmental consultant, and directing the consultant in the preparation of the EIR. The City has independently reviewed and analyzed the EIR and accompanying studies and finds that the report reflects the independent judgment of the City.



This page intentionally left blank.



## **5.0 ENVIRONMENTAL IMPACTS AND FINDINGS**

### **5.1 EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT IN THE INITIAL STUDY / NOTICE OF PREPARATION**

The City prepared an Initial Study in April 2008 to determine significant effects of the proposed project. In the course of this evaluation, the City determined that the General Plan Update would have either no impact or a less than significant impact on the following environmental resources and that no further review and analysis of these impacts was warranted in the EIR.

#### ***Findings:***

**The City Council finds that based on substantial evidence in the record, the following project impacts, will be less than significant.**

#### **AESTHETICS**

Have a substantial adverse effect on a scenic vista.

Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

#### **AGRICULTURAL RESOURCES**

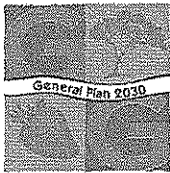
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

Conflict with existing zoning for agricultural use, or a Williamson Act contract.

Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

#### **AIR QUALITY**

Create objectionable odors affecting a substantial number of people.



## **BIOLOGICAL RESOURCES**

Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance.

Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

## **CULTURAL RESOURCES**

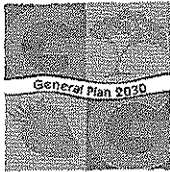
Disturb any human remains, including those interred outside of formal cemeteries.

## **GEOLOGY AND SOILS**

Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 4) Landslides.

Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.



## **HAZARDS AND HAZARDOUS MATERIALS**

For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area.

Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

## **HYDROLOGY AND WATER QUALITY**

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site.

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site.

Inundation by seiche, tsunami, or mudflow.

## **LAND USE AND PLANNING**

Physically divide an established community.

Conflict with any applicable habitat conservation plan or natural community conservation plan.

## **MINERAL RESOURCES**

Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

## **NOISE**

For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.



## **POPULATION AND HOUSING**

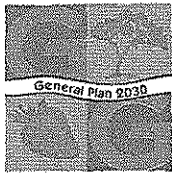
Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

## **TRANSPORTATION/TRAFFIC**

Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.





## 5.2 EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT IN THE EIR

The Final EIR concluded that the General Plan Update would result in less than significant impacts on a number of environmental topic areas. A detailed analysis of the topic areas is provided within the Final EIR.

### ***Finding***

**The City Council finds that based on substantial evidence in the record, the following project impacts, will be less than significant.**

### **LAND USE**

The Final EIR discusses land use effects in Section 5.1. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on land use will be less than significant. The analysis reveals the following:

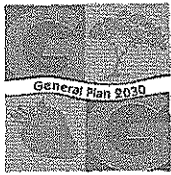
**Relevant Plans and Policies.** The General Plan Update includes strategies and implementing actions that ensure that future development within the City will be consistent with relevant federal, State, regional, and locally adopted land use plans and policies. Therefore, the general Plan Update would not be inconsistent with such plans and policies.

**Land Use Compatibility.** The General Plan Update would not result in land use incompatibilities. The General Plan Update includes goals, policies and implementation actions that are designed to prevent the siting of incompatible land uses. A comprehensive list of these goals, policies, and implementation actions are identified in Section 5.1 of the Final EIR.

**Cumulative Impacts.** Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to land use.

### **POPULATION, EMPLOYMENT, AND HOUSING**

The Final EIR discusses land use effects in Section 5.2. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on population, employment, and housing will be less than significant. The analysis reveals the following:



**Population Growth.** Implementation of the proposed General Plan Update could increase the residential population by 23,616 persons, resulting in a population of approximately 196,397 persons in 2030.

**Housing.** Buildout of the City of Garden Grove in accordance with the proposed General Plan Update would result in the addition of 6,400 dwelling units to the City's housing stock during the planning horizon year of 2030.

**Employment Growth.** Buildout of the City of Garden Grove in accordance with the proposed General Plan Update could result in the addition of approximately 24,504 jobs, for a total of 78,889 jobs within the City in planning horizon year of 2030.

**Cumulative Impacts.** The proposed project could induce housing, population, and employment growth resulting in cumulative impacts.

### **AESTHETICS**

The Final EIR discusses aesthetics effects in Section 5.3. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on aesthetics will be less than significant. The analysis reveals the following:

**Visual Quality.** New projects constructed under the proposed General Plan Update could result in development that is out of scale or character with the surrounding urban environment.

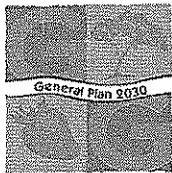
**Light and Glare.** Light and glare from new development associated with implementation of the proposed General Plan Update could adversely affect sensitive receptors such as residential uses.

**Shade and Shadow.** Development of the proposed General Plan Update could introduce new shade and shadow effects onto adjacent buildings within the City.

**Cumulative Impacts.** Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to aesthetics.

### **TRAFFIC AND CIRCULATION**

**The final** EIR discusses traffic effects in Section 5.4. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on traffic will be less than significant. The analysis reveals the following:



**Traffic Load and Street System.** The proposed General Plan Update could cause an increase in traffic volumes, which would be substantial in relation to the existing traffic load and capacity of the street system.

**Consistency with the Congestion Management Plan.** Implementation of the proposed General Plan Update could exceed standards established by the Orange County Congestion Management Program.

**Design Features or Incompatible Uses.** Implementation of the proposed General Plan Update could result in adequate design features or incompatible uses.

**Emergency Access.** Implementation of the proposed General Plan Update could result in inadequate emergency access.

**Parking.** Implementation of the proposed General Plan Update could result in inadequate parking.

**Alternative Transportation.** Implementation of the proposed General Plan Update could result in an incremental increase in demand for transit service and may enhance policies supporting alternative transportation.

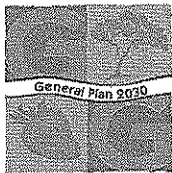
**Cumulative Impacts.** The proposed General Plan Update could induce traffic resulting in cumulatively significant traffic and circulation impacts.

## **AIR QUALITY**

The Final EIR discusses air quality effects in Section 5.5. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on air quality (except short-term construction emissions and cumulative construction emissions, long-term mobile and stationary source emissions, and General Plan build-out cumulative impacts, which are discussed in Section 5.4) will be less than significant. The analysis reveals the following:

**Carbon Monoxide Hotspots.** Future development under the proposed General Plan Update could result in an overall increase in carbon monoxide hotspot emissions within the City, which may exceed South Coast Air Quality Management District air quality standards.

**Consistency with Regional Plans.** Buildout of the proposed General Plan Update could conflict or obstruct implementation of the Southern California Association of Government's Regional Comprehensive Plan Guidelines and the South Coast Air Quality Management District's Air Quality Management Plan.



## **NOISE**

Final EIR discusses noise effects in Section 5.6. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on noise (except for construction noise, which is addressed in Section 5.3 below) will be less than significant. The analysis reveals the following:

**Cumulative Impacts – Short-Term Construction Noise.** Cumulative short-term construction noise as a result of buildout of the proposed General Plan Update could impact the City on a cumulative basis.

## **GEOLOGY AND SEISMIC HAZARDS**

The Final EIR discusses geology and seismic hazards in Section 5.7. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on geology and seismic hazards will be less than significant. The analysis reveals the following:

**Seismic Ground Shaking.** The City of Garden Grove could be subject to high levels of ground shaking during a seismic event. This could result in substantial damage to some buildings within the community.

**Liquefaction.** The City of Garden Grove is underlain by soils that could become unstable during intense ground shaking, resulting in potential liquefaction.

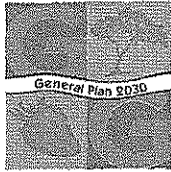
**Soil Erosion.** Future development resulting from implementation of the proposed General Plan Update could result in impacts related to soil erosion or the loss of topsoil.

**Expansive Soil and Strength.** Future development resulting from implementation of the proposed General Plan Update could result in impacts related to expansive soils or soil strength.

**Cumulative Impacts.** Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to geologic, soils, and seismic conditions

## **HYDROLOGY, DRAINAGE, AND WATER QUALITY**

The Final EIR discusses hydrology, drainage, and water quality effects in Section 5.8. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on hydrology, water quality, and drainage (except for drainage and runoff, flooding, and cumulative impacts to hydrology and



water quality, which are addressed in Section 5.3 below) will be less than significant. The analysis reveals the following:

**Water Quality Standards and Waste Discharge Requirements.** Development associated with implementation of the proposed General Plan Update could violate water quality standards and waste discharge requirements.

**Groundwater Depletion.** Development associated with implementation of the proposed General Plan Update could deplete groundwater resources.

**Dam Inundation.** Future development resulting from implementation of the proposed General Plan Update could result in urban uses being located in dam inundation areas of the City.

**Cumulative Impacts.** Development associated with the proposed General Plan Update and cumulative projects could result in cumulative impacts related to hydrology and water quality.

#### **PUBLIC HEALTH AND SAFETY**

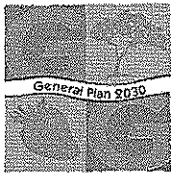
**Hazardous Material Sites.** Future development resulting from implementation of the proposed General Plan Update could impact hazardous material sites listed on Government Code Section 65962.5 and create a significant hazard to the public or the environment.

#### **WATER SUPPLY**

The Final EIR discusses water supply effects in Section 5.10. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on water supply will be less than significant. The analysis reveals the following:

**Water Supply.** Buildout of the City of Garden Grove in accordance with the proposed General Plan Update could result in increased demand for water supplies and infrastructure within the City.

**Cumulative Impacts.** Buildout of the City of Garden Grove in accordance with the proposed General Plan Update could result in cumulative impacts to water resources including increased demand for water supplies and infrastructure within the City.



## **FIRE PROTECTION**

The Final EIR discusses fire protection effects in Section 5.12. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on fire protection will be less than significant. The analysis reveals the following:

**Fire Protection.** Buildout of the City of Garden Grove in accordance with the proposed General Plan Update could result in the need for additional fire facilities or personnel.

**Cumulative Impacts.** Development associated with the proposed project and cumulative development could result in cumulatively considerable impacts to fire protection facilities.

## **POLICE PROTECTION**

The Final EIR discusses police protection effects in Section 5.13. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on fire protection will be less than significant. The analysis reveals the following:

**Police Protection.** Buildout of the City of Garden Grove in accordance with the proposed General Plan Update could result in the need for additional police facilities or personnel.

**Cumulative Impacts.** Buildout of the City of Garden Grove in accordance with the proposed General Plan Update could result in cumulative impacts related to police services and create the need for additional police facilities or personnel.

## **SOLID WASTE**

The Final EIR discusses solid waste effects in Section 5.16. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on solid waste will be less than significant. The analysis reveals the following:

**Landfill Capacity.** Implementation of the General Plan Update would result in demands to local landfills in exceedance of current capacity constraints.

**Cumulative Impacts.** Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to solid waste disposal services and landfill disposal capacity.

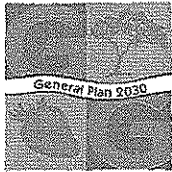


## **CULTURAL RESOURCES**

The Final EIR discusses cultural resources effects in Section 5.17. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project's effects on cultural resources will be less than significant. The analysis reveals the following:

**Cultural Resources.** Implementation of the proposed General Plan Update could result in the degradation or loss of historical or cultural resources, destroy paleontological resources, or disturb human remains.

**Cumulative Impacts.** Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to historical or cultural resources, paleontological resources, or human remains.



## **5.3 EFFECTS DETERMINED TO BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS**

The City Council finds that changes or alterations have been required in, or incorporated into, the proposed project, which would avoid or substantially lessen to below a level of significance the following potentially significant environmental effects of the General Plan Update:

- Noise (short-term construction-related noise)
- Hydrology, Drainage, and Water Quality (drainage and runoff, flooding, and cumulative impacts to hydrology and water quality)
- Public Health and Safety (risk of upset, safety hazards from new structures, and cumulative impacts to public health and safety)
- Wastewater (increased demand for sewer services and cumulative impacts to wastewater services and facilities)
- Schools (school facilities and cumulative impacts to school facilities)

The potentially significant adverse environmental impacts that can be mitigated are listed below. The City of Garden Grove finds that these potentially significant adverse impacts can be mitigated to a level that is considered less than significant after implementation of mitigation measures identified in the Final EIR.

### **SHORT-TERM CONSTRUCTION NOISE**

Construction-related activities from development associated with implementation of the proposed General Plan Update could generate noise levels in excess of established standards.

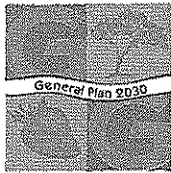
#### ***Findings:***

- 1. Changes or alterations have been incorporated into the General Plan Update that avoid or substantially lessen the significant short-term construction noise effects as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**

#### ***Facts in Support of Findings:***

Based on the information and analysis set forth in the Final EIR and the record of proceedings, the following mitigation measure is feasible and will reduce potentially significant construction noise impacts to a less than significant level, thereby avoiding any significant effects. The mitigation measure will reduce potential noise





impacts by requiring future development projects to implement noise control measures. These measures will ensure that adequate buffers exist between sensitive receptors and construction noise sources, reduce equipment noise levels through proper maintenance, and require implementation of feasible site-specific noise attenuation measures.

*Mitigation Measures:*

NOI-1 The City shall impose one or more of the following noise reduction measures or any other measures on future construction activities that may occur under the General Plan Update to ensure compliance with General Plan policies and the City's noise standards:

- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors.
- All construction equipment shall use available noise suppression devices and properly maintained mufflers. All internal combustion engines used in the project area shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be maintained in good mechanical condition to minimize noise created by faulty or poorly maintained engine, drive-train, and other components.
- Construction noise reduction methods (i.e., shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment) shall be required depending on the proximity of sensitive receptors to the construction noise source. Staging of construction equipment and unnecessary idling of equipment shall be avoided whenever feasible. "Feasible," as used here, means that the implementation of this measure would not have a notable effect on construction operations or schedule.



## **HYDROLOGY, DRAINAGE, AND WATER QUALITY**

**Drainage System Capacity.** Development associated with implementation of the proposed General Plan Update could create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

### ***Findings:***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**

### ***Facts in Support of Findings:***

The potential impacts from drainage and runoff have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measure identified in the EIR.

### ***Mitigation Measures:***

- HYD-1 Prior to approval of future development or redevelopment projects, the project owner/developer(s) shall be required to coordinate with the City of Garden Grove Public Works Department to determine requirements necessary to mitigate impacts to drainage improvements required to accommodate storage volumes and flood protection for existing and future runoff. Proposed projects shall implement mitigation measures, if required, to the satisfaction of the City of Garden Grove Water Services Director.



**Flooding.** Development associated with implementation of the proposed General Plan Update could result in impacts related to a 100-year flood event.

***Findings:***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**

***Facts in Support of Findings***

The potential impacts from flooding have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measure identified in the EIR.

*Mitigation Measures:* Refer to Mitigation Measure HYD-1.

**Cumulative Impacts.** Development associated with the proposed General Plan and cumulative projects could result in cumulative impacts related to hydrology and water quality.

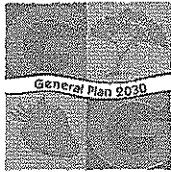
***Findings:***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**

***Facts in Support of Findings:***

The potential cumulative impacts from hydrology and water quality have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measure identified in the EIR.

*Mitigation Measures:* Refer to Mitigation Measure HYD-1.



## **PUBLIC HEALTH AND SAFETY**

**Hazardous Materials Use, Generation, and Transport.** Future development in accordance with the proposed General Plan Update could result in an increased risk of upset associated with the routine use, generation, and transport of hazardous materials, which may potentially pose a health or safety hazard.

### ***Findings:***

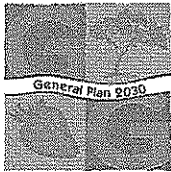
- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**

### ***Facts in Support of Findings:***

The potential impacts from risk of upset associated with the routine use, generation, and transport of hazardous materials have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the EIR.

#### ***Mitigation Measures:***

- PHS-1 Provide information on viable alternatives to household hazardous materials on the City's website so households may use alternatives. Information will also educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.
- PHS-2 Establish and adopt development standards which ensure that new mixed use districts that include residential uses near industrial development does not create an unacceptable risk of human exposure to hazardous materials.



**Accidental Release of Hazardous Materials.** Accidental release of hazardous materials used, stored, or transported in the City could result in a public health risk.

***Findings:***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**

***Facts in Support of Findings:***

The potential impacts from accidental release of hazardous materials have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the EIR.

*Mitigation Measures:* Refer to Mitigation Measure PHS-1 and PHS-2.

PHS-3 Prior to development approval on a project-by-project basis, the developer shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater. If necessary, development shall undergo site characterization and remediation on a project-by-project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.

**Airport Land Use Plan.** New structures built within the AELUP could result in a safety hazard for people residing or working within the area.

***Findings:***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**



***Facts in Support of Findings:***

The potential safety hazard impacts resulting from new structures within the AELUP have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the EIR.

*Mitigation Measures:*

- PHS-4 Limit development height within the flight approach to the Joint Forces Training Base (JFTB) Los Alamitos to minimize safety hazards to aircraft and protect the airfield.
  
- PHS-5 Monitor legislation and regulations established by the Joint Forces Training Base (JFTB) Los Alamitos.

**Cumulative Impacts.** Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to public health and safety.

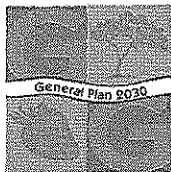
***Findings:***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
  
- 2. The effects identified in the EIR have been determined not to be significant.**

***Facts in Support of Findings:***

The potential cumulative public health and safety impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the EIR.

*Mitigation Measures:* Refer to Mitigation Measures PHS-1 through PHS-5. No additional mitigation measures are required.



## SCHOOLS

**School Facilities.** Buildout of the City of Garden Grove in accordance with the proposed General Plan Update could result in adverse physical impacts to any of the unified school district facilities serving the City of Garden Grove constituency.

### ***Findings:***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**

### ***Facts in Support of Findings:***

The potential impacts to school facilities have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measure identified in the EIR.

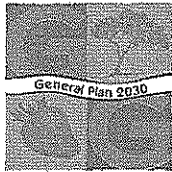
#### *Mitigation Measures:*

- SCH-1 Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Garden Grove that legally required school impact mitigation fees have been paid per the mitigation established by the applicable school district.

**Cumulative Impacts.** Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable impacts to school facilities servicing the City of Garden Grove.

### ***Findings:***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**



***Facts in Support of Findings:***

The potential cumulative impacts to schools have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measure identified in the EIR.

*Mitigation Measures:* Refer to Mitigation Measure SCH-1. No additional mitigation measures are required.

**WASTEWATER**

**Wastewater.** Buildout of the City of Garden Grove in accordance with the proposed General Plan Update would result in increased demand of sewer services within the City.

***Findings***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**

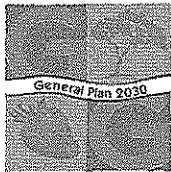
***Facts in Support of Findings:***

The potential impacts from increased demand of sewer services have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the EIR.

*Mitigation Measures:*

- WW-1 Prior to issuance of a wastewater permit for any future development project, the Project Applicant shall pay applicable connection and/or user fees to GGSD's.
- WW-2 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to determine the adequacy of the sewer systems and submit the engineering study to the City for review and approval.





WW-3 Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the Orange County Sanitation District has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.

**Cumulative Impacts.** The proposed General Plan Update along with related cumulative projects could result in a significant cumulative impact to wastewater service and facilities.

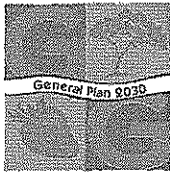
***Findings:***

- 1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**
- 2. The effects identified in the EIR have been determined not to be significant.**

***Facts in Support of Findings:***

The potential cumulative impacts associated with wastewater have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the EIR.

*Mitigation Measures:* Refer to Mitigation Measures WW-1, WW-2, and WW-3. No additional mitigation measures are required.



## 5.4 ENVIRONMENTAL EFFECTS WHICH REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION AND FINDINGS

The City Council finds that the Final EIR identifies all feasible mitigation to reduce the following environmental impacts; however, these impacts will remain significant and unavoidable:

- Air Quality (short-term construction emissions, long-term mobile and stationary source emissions, and General Plan buildout cumulative impacts)
- Noise (long-term operational noise and cumulative long-term operational noise impacts)
- Parks and Recreation (parks and recreational facilities and cumulative park and recreational facilities impacts)

### AIR QUALITY

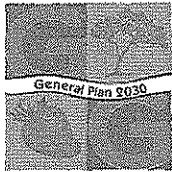
**Short-Term Construction Emissions.** The Final EIR discusses construction air quality effects in Section 5.5. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the General Plan Update would result in significant and unavoidable air quality impacts during construction.

#### **Findings:**

1. **All feasible changes or alterations have been incorporated into the project that would lessen the significant short-term air quality impacts during construction.**
2. **Although General Plan goals, policies, implementation measures and the following mitigation measures aimed at reducing these significant and unavoidable impacts have been adopted, these goals, policies, implementation measures, and mitigation measures will not reduce the significant impact to a level of insignificance:**

AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the South Coast Air Quality Management District.

Project proponents shall prepare and implement a Construction Management Plan, which shall include, Best Control Measures among



others. Appropriate control measures shall be determined on a project-by-project basis, and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following among others:

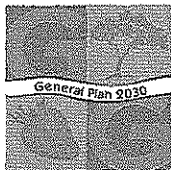
- Minimizing simultaneous operation of multiple construction equipment units;
- Implementation of South Coast Air Quality Management District Rule 403, Fugitive Dust Control Measures;
- Watering the construction area to minimize fugitive dust;
- Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and
- Minimizing idling time by construction vehicles.

**3. For the reasons set forth below in the Statement of Overriding Considerations, adopted concurrently by the City Council, the City Council finds that this significant impact is acceptable in light of the General Plan Update's overall benefits.**

***Facts in Support of Findings:***

Implementation of the proposed General Plan Update would result in new emissions being generated from construction activities. The thresholds of significance that have been recommended by the South Coast Air Quality Management District for construction emissions were developed for individual development projects. Under the proposed General Plan Update, varying amounts of construction would likely occur over time until buildout of the proposed General Plan Update is achieved. Many of the individual projects would be small and generate construction emissions that would not exceed the South Coast Air Quality Management District's recommended thresholds of significance. Although the City would not consider these projects to cause a potentially significant air quality impact, each project would be required to implement the proposed General Plan Update policies that address air quality in order to minimize emissions. Other projects could be large enough to generate construction emissions that exceed thresholds (i.e., development within the City's Mixed Use Areas). Through the environmental review process for individual projects, additional mitigation may also be required to further reduce emissions and potential impacts; however, even with mitigation it may not be possible to mitigate impacts to a less than significant level.

In consideration of the proposed General Plan Update, which is an individual project under CEQA, the potential exists for a number of construction projects to occur every year. It would be speculative and difficult, to quantify the emissions related



to construction activities under the proposed General Plan Update, as the scale and timing of each construction event is currently unknown. Because the thresholds are established for individual development projects, and it is assumed that some of the projects that would be implemented under the proposed General Plan Update could individually exceed the South Coast Air Quality Management District thresholds, the total amount of construction within the Planning Area under the proposed General Plan Update could also exceed the South Coast Air Quality Management District's recommended thresholds of significance, and this impact would be significant.

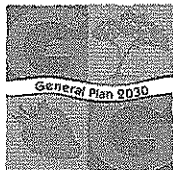
Implementation of proposed General Plan Update Goals and Policies specified above and Mitigation Measure AQ-1, would lessen construction-related impacts by reducing air pollutant emissions from construction activities. These policies call for the maintenance of construction equipment, the use of non-polluting and non-toxic building equipment, and minimizing fugitive dust. However, even with implementation of the policies and recommended mitigation, construction-related emissions would not be reduced to a less than significant level; thus, significant and unavoidable impacts would occur in this regard.

The overriding social, economic, and other considerations set forth in the Statement of Overriding Considerations and in the Findings regarding Alternatives provide additional facts in support of these findings. Any remaining unavoidable significant effects after available EIR mitigation measures are implemented are acceptable when balanced against the facts set forth therein.

**Long-Term Mobile and Stationary Source Emissions.** The Final EIR discusses these effects in Section 5.5. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the General Plan Update would result in an overall increase in mobile and stationary source emissions within the City, which may exceed South Coast Air Quality Management district air quality standards.

***Findings:***

- 1. All feasible changes or alterations have been incorporated into the project that would lessen the significant long term mobile and stationary air quality impacts.**
- 2. Although General Plan goals, policies, and implementation measures aimed at reducing these significant and unavoidable impacts have been adopted, these goals, policies, and implementation measures will not reduce the significant impact to a level of insignificance.**
- 3. For the reasons set forth below in the Statement of Overriding Considerations, adopted concurrently by the Council, the Council finds that this significant impact is acceptable in light of the General Plan Update's overall benefits.**

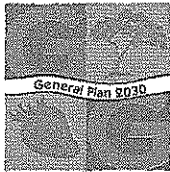


### ***Facts in Support of Findings:***

Implementation of the proposed General Plan Update would result in new emissions being generated due to buildout of the City. The thresholds of significance that have been recommended by the SCAQMD for these new emissions were developed for individual development projects. Under the proposed General Plan Update, varying amounts of development would likely occur over time until buildout of the proposed General Plan Update is achieved. Many of the individual projects would be small and generate mobile and stationary emissions that individually do not exceed the SCAQMD's recommended thresholds of significance. Although the City would not consider these projects to cause a potentially significant air quality impact, each project would be required to implement the proposed General Plan Update policies that address air quality in order to minimize emissions. Through the environmental review process for individual projects, additional mitigation may also be required to further reduce emissions and potential impacts; however, even with mitigation it may not be possible to mitigate impacts to a less than significant level.

According to the emissions inventory, mobile sources are the largest contributor to the estimated annual average air pollutant levels. The thresholds of significance that have been recommended by the SCAQMD were established for individual development projects and are based on the SCAQMD's New Source Review emissions standards for individual sources of new emissions, such as boilers and generators. They do not apply to cumulative development or multiple projects. Air quality impacts would be regional and not confined to the Garden Grove City limits. Motor vehicles are the primary contributors to air pollution and their destinations vary widely and cross many jurisdictional boundaries. Future site-specific development proposals would be evaluated for potential air emissions once development details have been determined and are available. Individual projects may not result in significant air quality emissions. Policies in the proposed General Plan Update would reduce the significance of such impacts. However, because the thresholds are established for individual development projects, and it is assumed that some of the projects that would be implemented under the proposed General Plan Update could individually exceed the South Coast Air Quality Management District thresholds. The impacts would remain significant and unavoidable.

The overriding social, economic and other considerations set forth in the Statement of Overriding Considerations and in the Findings regarding Alternatives provide additional facts in support of these findings. Any remaining unavoidable significant effects after available EIR mitigation measures are implemented are acceptable when balanced against the facts set forth therein.



**General Plan Buildout Cumulative Impacts.** The Final EIR discusses these effects in Section 5.5. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the General Plan Update would impact regional air quality.

***Findings:***

- 1. All feasible changes or alterations have been incorporated into the project that would lessen the significant regional air quality impacts.**
- 2. Although General Plan goals, policies, implementation measures and the following mitigation measures aimed at reducing these significant and unavoidable impacts have been adopted, these goals, policies, implementation measures, and mitigation measures will not reduce the significant impact to a level on insignificance:**

AQ-2 The City of Garden Grove shall consider adopting a Climate Protection Action Plan, which would establish a citywide inventory of greenhouse gasses for existing, General Plan Build-out and Year 1990 conditions. The Climate Action Protection Plan shall outline a set of enforceable strategies to ensure the City meets the requirements of Assembly 32, as well as the directives outlines in Executive Order S-3-05.

AQ-3 The City of Garden Grove shall require all new residential development of more than six dwelling units to participate in the California Energy Commission's New Solar Homes Partnership (this program provides rebate to developers of six dwelling units or more who offer solar power on 50 percent of the new units) and new or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs.

AQ-4 The City of Garden Grove shall require that all new dwellings install Energy Star rated appliances and the most energy-efficient water heaters and air conditioning systems that are feasible. The City of Garden Grove shall also require all new buildings and major renovations to use energy efficient lighting (indoor and outdoor) that reduces electricity use by substantially more than current State Building Code requirements.



- 3. For the reasons set forth below in the Statement of Overriding Considerations, adopted concurrently by the Council, the Council finds that this significant impact is acceptable in light of the General Plan Update's overall benefits.**

***Facts in Support of Findings:***

The geographic context for air quality impacts for the City of Garden Grove is Source Receptor Area 17 of the South Coast Air Basin. The analysis accounts for all anticipated cumulative growth within this geographic area. However, the significance of cumulative air quality impacts is typically determined according to the project methodology employed by the South Coast Air Quality Management District, as the regional body with authority in this area, and has taken regional growth projections into consideration.

The 2007 Air Quality Management Plan was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of South Coast Air Quality Management District, to return clean air to the region, and to minimize the impact on the economy. Growth considered to be consistent with the 2007 Air Quality Management Plan would not interfere with attainment because this growth is included in the projections utilized in the formulation of the 2007 Air Quality Management Plan. The City also plans to encourage infill development near activity centers and transportation corridors to increase participation in alternative modes of travel and reduce trip length and rates. Thus, the proposed General Plan Update would be consistent with the 2007 Air Quality Management Plan in the reduction of vehicle miles traveled, the 2007 Air Quality Management Plan. Therefore, this is considered a less than significant impact.

With regard to daily operational emissions and the cumulative net increase of any criteria pollutant for which the region is in nonattainment, this is considered to be a potentially significant cumulative impact, due to nonattainment of O<sub>3</sub> and PM<sub>10</sub>, and PM<sub>2.5</sub> standards in the South Coast Air Basin. With regard to the contribution of the proposed General Plan Update, the South Coast Air Quality Management District has recommended methods to determine the cumulative significance of new land use projects. The South Coast Air Quality Management District's methods are based on performance standards and emission reduction targets necessary to attain federal and state air quality standards as predicted in the 2007 Air Quality Management Plan. As previously discussed, the contribution of daily construction and operational emissions from the buildout associated with the General Plan Update could be cumulatively considerable. This cumulative impact is considered to be significant and unavoidable.



Cumulative development is not expected to expose sensitive receptors to substantial pollutant concentrations. Thus, this is considered to be a less than significant cumulative impact. Future ambient CO concentrations resulting from the proposed General Plan Update would be substantially below National and State standards. These future predictions consider cumulative development that would occur in Source Receptor Area 17. Therefore, the project's contribution to the impact is considered less than cumulatively considerable, and the cumulative impact would be less than significant.

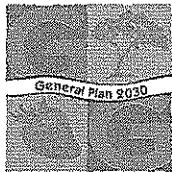
Cumulative development would not have a potentially significant impact in terms of the creation of objectionable odors affecting a substantial number of people. Thus, this is considered to be a less than significant cumulative impact. Development anticipated within the City of Garden Grove would include residential and commercial uses, and could include restaurants. Odors resulting from the construction of projects that would occur with implementation of the General Plan Update are not likely to affect a substantial number of people, since construction activities occur in a limited area and do not usually emit odors that are considered offensive. Other odor impacts resulting from these projects are also not expected to affect a substantial amount of people, as solid waste from these projects would be stored in areas and in containers as required by City regulations, and restaurants are typically required to have ventilation systems that avoid substantial adverse odor impacts. Cumulative odor impacts would thus be less than significant.

### **Global Climate Change Discussion**

According to CEQA Guidelines Section 15002(a)(1), one of the basic purposes of CEQA is to, "Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities." Although a discussion of global climate change impacts is not currently required by the CEQA Statutes or Guidelines, it is the position of the State Legislature (as expressed in its adoption of AB 32, *The California Climate Solutions Act of 2006*) that global climate change poses significant adverse effects to the environment of the State of California and the entire world.

Atmospheric greenhouse gases and clouds within the earth's atmosphere influence the earth's temperature by absorbing most of the infrared radiation rising from the earth's sunwarmed surface that would otherwise escape into space. This process is commonly known as the Greenhouse Effect. The greenhouse gases and clouds, in turn, radiate some heat back to the earth's surface and some out to space. The resulting balance between incoming solar radiation and outgoing radiation from both the earth's surface and atmosphere keeps the planet habitable. However, anthropogenic (i.e., caused by humans) emissions of greenhouse gases into the atmosphere enhance the Greenhouse Effect by absorbing the radiation from other atmospheric greenhouse gases that would otherwise escape to space, thereby trapping more radiation in the atmosphere and causing the temperature to increase.





California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of carbon dioxide (CO<sub>2</sub>) a year.<sup>1</sup> Climate studies indicate that California is likely to see a temperature increase of three to four degrees Fahrenheit over the next century. Methane is also an important greenhouse gas that potentially contributes to global climate change. Because primary greenhouse gases have a long lifetime in the atmosphere, accumulate over time, and are generally well mixed, their impact on the atmosphere is mostly independent of the point of emission. The State Legislature adopted the public policy position that global climate change is, "a serious threat to the economic well-being, public health, natural resources, and the environment of California" (Health and Safety Code Section 38501).

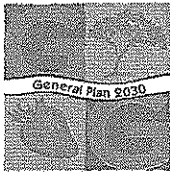
Further, the State Legislature has determined that, "the potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the State from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious disease, asthma, and other human health-related problems," and that, "Global warming will have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry (and)...will also increase the strain on electricity supplies necessary to meet the demand for summer air-conditioning in the hottest parts of the State" (Health and Safety Code Section 38501). These public policy statements became law with the enactment of Assembly Bill 32, Statutes of 2006.

Population growth anticipated to occur under the General Plan Update is expected to result in increased emissions of greenhouse gases, largely due to increased vehicle miles traveled, as well as increased energy consumption and waste generation. As discussed previously, increased emissions of greenhouse gases could contribute to global climate change patterns and the adverse global environmental effects thereof. Increased concentrations of greenhouse gas emissions could also potentially conflict with the requirement of Assembly Bill 32 to reduce statewide greenhouse gas emissions to 1990 levels by 2020.

Emission reduction measures targeting sources of greenhouse gas emissions called for in Assembly Bill 32 will likely be adopted in the near future, although no measures have yet been adopted, and it is unknown at this time if these measures will apply to local governments. In addition, the California Air Resources Board has not yet developed "de minimis" criteria establishing the level of greenhouse gas

---

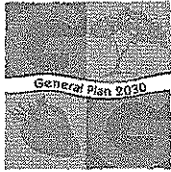
<sup>1</sup> California Energy Commission, Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004 (Staff Final Report). Publication CEC-600-2006-013-SF, 2006. <http://www.energy.ca.gov/2006publications/CEC-600-2006-013/CEC-600-2006-013-SF.PDF>.



emissions that would not be subject to the emission reduction measures. Since future (i.e., 2035) greenhouse gas emissions are projected to exceed existing levels by a sizeable margin, the incremental greenhouse gas emissions associated with development under the General Plan Update would cause a cumulatively considerable incremental contribution to the cumulative (worldwide) impacts when viewed in connection with worldwide greenhouse gas emissions.

Goals and Policies have been specified in the Regional Coordination Element to encourage the use of alternative energy sources, reduce vehicle miles traveled, add additional trees/vegetation, and develop a public education program emphasizing air quality conditions, and promoting innovative approaches to reduce harmful impacts to the atmosphere. The overall intent of these new policies is to support climate protection actions and reduce the overall cumulatively considerable air quality related impacts throughout the City. These measures would also allow the City to retain flexibility in the development of implementation measures, which could be influenced by technological advances, environmental conditions, state and federal legislation, or other factors. The General Plan Update also calls for the City to minimize energy use, maximize waste reduction and diversion, and implement water conservation measures. Furthermore, Mitigation Measure AQ-2 requires the City to consider creating and implementing a Climate Protection Action Plan to set up an enforceable framework for the City to achieve the objectives outlined in AB 32 and Executive Order S-3-05. Additionally, Mitigation Measures AQ-3 and AQ-4 would provide additional energy conservation measures beyond those outlined in the General Plan Update Goals and Policies.

The City's process for the evaluation of discretionary projects includes environmental review and documentation pursuant to CEQA, as well as analysis of those projects for consistency with the goals, policies and recommendations of the General Plan Update. In general, implementation of the policies in the General Plan Update, as well as compliance with federal, state, and local regulations would avoid or reduce their incremental contribution to the significant worldwide increase in greenhouse gas emissions. However, for some projects it is possible that adherence to the policies in the General Plan Update may not adequately avoid or reduce incremental impacts, and such projects would require additional measures. These additional measures would be considered mitigation. For each future discretionary project requiring mitigation (i.e., measures that go beyond what is required by existing programs, plans, and regulations), project specific measures would be identified with the goal of reducing incremental project level impacts to less than significant or the incremental contributions of a project may remain significant and unavoidable where no feasible mitigation exists. Where mitigation is determined necessary and feasible, these measures would be included in a Mitigation Monitoring and Reporting Program for the project. Mitigation measures would include the comprehensive General Plan Update policies designed to reduce the greenhouse gas emissions of future development. The measures may be updated, expanded, and refined when applied to specific future projects based on project specific design and changes in existing conditions, and local, state, and federal laws.



The degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately determined for each specific future project at this programmatic level of analysis. Therefore, the cumulatively considerable incremental contribution to the worldwide increase in greenhouse gas emissions represented by development that is anticipated to occur with implementation of the General Plan Update is considered significant and unavoidable.

The overriding social, economic and other considerations set forth in the Statement of Overriding Considerations and in the Findings regarding Alternatives provide additional facts in support of these findings. Any remaining unavoidable significant effects after available EIR mitigation measures are implemented are acceptable when balanced against the facts set forth therein.

## **NOISE**

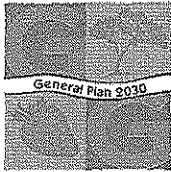
**Long-Term Operational Noise.** The Final EIR discusses these effects in Section 5.6. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the General Plan Update.

### ***Findings:***

- 1. All feasible changes or alterations have been incorporated into the project that would lessen the significant operational noise impacts.**
- 2. Although General Plan goals, policies, implementation measures and the following mitigation measures aimed at reducing these significant and unavoidable impacts have been adopted, these goals, policies, implementation measures, and mitigation measures will not reduce the significant impact to a level of insignificance:**

NOI-2 To ensure compliance with the City's exterior and interior noise standards, all new development that may occur under the General Plan Update shall include noise reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.

NOI-3 To ensure compliance with the City's exterior and interior noise standards, all new stationary sources shall include noise reduction practices (i.e., mufflers, well maintained mechanical equipment, etc.) where conditions exceed the regulations within the *Municipal Code*. In



addition, areas adjacent to sensitive receptors that are in excess of the City's Noise Ordinance (i.e., parking lots, public trash receptacles, truck delivery areas, etc.), shall implement applicable noise attenuation features (i.e., attenuation wall, mufflers, etc.).

- NOI-4 To ensure compliance with the City's exterior and interior noise standards, all new mixed-use areas shall include noise reduction practices (i.e., well maintained mechanical equipment, increased building insulation, upgraded party wall-to-floor ceiling assembly acoustical treatments, etc.) where conditions exceed the regulations within the *Municipal Code* for residential uses. In addition, where outdoor activities exceed the City's Noise Ordinance (i.e., parking lots, public trash receptacles, truck delivery areas, etc.), applicable noise attenuation features (i.e., attenuation wall, mufflers, etc.) shall be implemented.

- 3. For the reasons set forth below in the Statement of Overriding Considerations, adopted concurrently by the Council, the Council finds that this significant impact is acceptable in light of the General Plan Update's overall benefits.**

***Facts in Support of Findings:***

Mobile Sources. With implementation of the proposed General Plan Update, some residential uses, including future mixed-use areas, would experience noise levels that would exceed the City's Noise and Land Use Criteria Compatibility Criteria (refer to Table 5.6-6 in the EIR) due to the increase in roadway noise. Adherence to the City's Noise Ordinance, policies and implementation measures, identified below, in the proposed General Plan Update, and the recommended mitigation measures would mitigate ambient noise impacts. However, even with implementation of feasible mitigation measures and applicable policy measures, ambient noise impacts would not be reduced to a less than significant level. A significant and unavoidable impact would occur in regard to long-term operational mobile noise sources.

The overriding social, economic, and other considerations set forth in the Statement of Overriding Considerations and in the Findings regarding Alternatives provide additional facts in support of these findings. Any remaining unavoidable significant effects after available EIR mitigation measures are implemented are acceptable when balanced against the facts set forth therein.

Cumulative Long-Term Operational Noise. The Final EIR discusses these effects in Section 5.6. Based on the information and analysis set forth in the Final



EIR and the record of proceedings, the General Plan Update would result in significant cumulative long-term operational noise impacts.

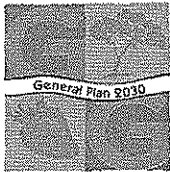
***Findings:***

- 1. All feasible changes or alterations have been incorporated into the project that would lessen the significant cumulative operational noise impacts.**
- 2. Although General Plan goals, policies, and implementation measures aimed at reducing these significant and unavoidable impacts have been adopted, these goals, policies and implementation measures will not reduce the significant impact to a level of insignificance.**
- 3. For the reasons set forth below in the Statement of Overriding Considerations, adopted concurrently by the Council, the Council finds that this significant impact is acceptable in light of the General Plan Update's overall benefits.**

***Facts in Support of Findings:***

For this topic, the cumulative impacts are based upon assumptions made within Appendix C, Traffic Data, and Section 5.4, Traffic and Circulation in the EIR, and address noise impacts within the City of Garden Grove. Table 5.6-8, Cumulative Exterior Noise Adjacent to Nearby Roadways, in the EIR compares the "Existing" scenario to the "General Plan Buildout" scenario and outlines the anticipated noise level changes adjacent to specific roadways in the City as a direct result of implementation of the General Plan Update. The change in traffic patterns is due to the redistribution of traffic on City streets due to the change in land uses based upon the General Plan Update Land Use Diagram. As indicated within Table 5.6-8, buildout of the General Plan Update would generate an audible noise level increase along the following ten roadway segments, thus creating a significant impact:

- Harbor Boulevard between Garden Grove Boulevard and Lampson Avenue;
- Harbor Boulevard between Lampson Avenue and Chapman Avenue;
- Harbor Boulevard between Chapman Avenue and Wilken Way;
- Haster Street between Garden Grove Boulevard and Lampson Avenue;
- Chapman Avenue between West Street and Harbor Boulevard;
- Chapman Avenue between Harbor Boulevard and Haster Street;
- Garden Grove Boulevard between Holder Avenue and Knott Street;
- Lampson Avenue between West Street and Harbor Boulevard;



- Trask Avenue between Galway Street and Brookhurst Street; and
- Fairview Street between Trask Avenue and Garden Grove Boulevard.

The highest noise increase would be 4.6 dBA along Garden Grove Boulevard from Holder Avenue and Knott Street, where under existing conditions, the noise level is 62.9 dBA. As the increase would be more than 3 dBA, a significant impact would occur. In addition, nearby residential uses would experience an increase in ambient noise levels that would exceed the Noise and Land Use Compatibility Criteria; thus, creating a significant impact.

The overriding social, economic and other considerations set forth in the Statement of Overriding Considerations and in the Findings regarding Alternatives provide additional facts in support of these findings. Any remaining unavoidable significant effects after available EIR mitigation measures are implemented are acceptable when balanced against the facts set forth therein.

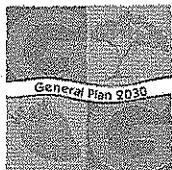
## **PARKS AND RECREATION**

**Parks and Recreational Facilities.** The Final EIR discusses these effects in Section 5.15. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the General Plan Update would result in significant impacts on parkland, recreational facilities, and trails.

### ***Findings:***

- 1. All feasible changes or alterations have been incorporated into the project that would lessen the significant parks and recreation impacts.**
- 2. Although General Plan goals, policies, and implementation measures aimed at reducing these significant and unavoidable impacts have been adopted, these goals, policies and implementation measures will not reduce the significant impact to a level of insignificance.**
- 3. For the reasons set forth below in the Statement of Overriding Considerations, adopted concurrently by the Council, the Council finds that this significant impact is acceptable in light of the General Plan Update's overall benefits.**

### ***Facts in Support of Findings:***



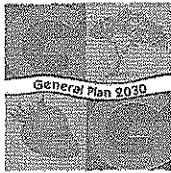
The City of Garden Grove is largely built out with little available vacant land for parkland dedication and conversion. Currently the City has 157.1 acres of parkland. The City has a target parkland standard of 2.0 acres per 1,000 persons. Currently, the City has approximately 0.91 acres of parkland per 1,000 persons. Based on the City's current population of 172,781 persons, the City should have 345.6 acres of parkland. Therefore, the City has an existing parkland deficiency.

Currently, the City has approximately 5.66 acres of open space per 1,000 persons. Based on the City's target open space standard of 5.0 acres per 1,000 persons and the City's current population of 172,781 persons, the City currently has adequate open space.

Buildout of the proposed General Plan Update would introduce approximately 6,400 new dwelling units to the City, resulting in an approximate population increase of 23,616 persons. This increase in population would create new demand on current recreational infrastructure including parks, facilities, and programs. The potential population increase would require an additional 47.2 acres of parkland based on 2.0 acres per 1,000 persons, further contributing to the parkland deficiency. The potential population increase would result in the demand of 118 acres of open space; however the City's existing open space is adequate to accommodate this increased demand on open space.

The highly urbanized setting and built out nature of the City makes future creation of parkland in any substantive measure difficult. In order to offset the parkland deficiency, the City has taken several measures to provide alternative facilities and options for recreational opportunities including, creation of mini, community and neighborhood parks; utilizing local school acreage to augment available parkland (joint-use facilities); and seeking open space opportunities for passive recreation amenities such as multi-use fields, play areas, and green space which serve to benefit several local neighborhoods. Other private and public recreation opportunities exist in Garden Grove, and use of regional facilities located in adjacent cities; however, these facilities do not contribute towards the City's parkland total. Opportunities for new parkland exists through the creation of smaller and more frequent neighborhood parks and pocket parks, community gathering areas such as urban plazas or gardens, and use of the OCTA right-of-way.

Individual development projects would be reviewed to determine their potential impact on park and recreation facilities. The City requires dedication of land or payment of a fee in lieu thereof or a combination of both as a condition of approval for residential subdivisions. The purpose of the dedication and/or fee is to provide parks and recreation facilities. Dedication and/or payment of the fee would help to reduce potential impacts of future residential development on parks and recreational facilities. Additionally, the City has proposed several policies and



implementation measures in the General Plan Update to assist in providing parkland and recreational facilities for residents of Garden Grove, including acquisition of land and preparation of a Parks and Recreation Master Plan to identify where additional parks and the types of facilities are needed. However, with the City's existing deficiency and the future growth associated with buildout of the proposed General Plan Update, and the limited land available to develop additional parks, impacts to parks and recreational facilities would be considered significant and unavoidable.

*Mitigation Measures:* No mitigation measures beyond the goals, policies, and implementation measures identified in the proposed General Plan Update are required.

The overriding social, economic and other considerations set forth in the Statement of Overriding Considerations and in the Findings regarding Alternatives provide additional facts in support of these findings. Any remaining unavoidable significant effects after available EIR mitigation measures are implemented are acceptable when balanced against the facts set forth therein.

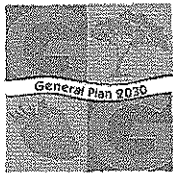
**Cumulative Park and Recreational Facilities Impacts.** The Final EIR discusses these effects in Section 5.15. Based on the information and analysis set forth in the Final EIR and the record of proceedings, the General Plan Update would result in cumulatively considerable impacts to parks and recreational facilities.

***Findings:***

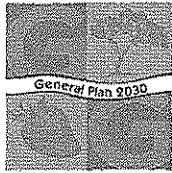
- 1. All feasible changes or alterations have been incorporated into the project that would lessen the significant cumulative parks and recreation impacts.**
- 2. Although General Plan goals, policies, and implementation measures aimed at reducing these significant and unavoidable impacts have been adopted, these goals, policies and implementation measures will not reduce the significant impact to a level of insignificance.**
- 3. For the reasons set forth below in the Statement of Overriding Considerations, adopted concurrently by the Council, the Council finds that this significant impact is acceptable in light of the General Plan Update's overall benefits.**

***Facts in Support of Findings:***





For this topic, the cumulative impacts are analyzed in terms of impacts within the City of Garden Grove.



Development associated with the proposed General Plan Update would create additional demand on existing parks and recreational facilities within the City of Garden Grove. Since the City of Garden Grove is utilizing park and recreational facilities in local cities and school facilities to help meet its parks and recreation needs, it is likely that with future development these facilities would continue to be utilized. Individual development projects would be reviewed to determine their potential impact on parks and recreational facilities within the City. Payment of park in lieu fees and/or dedication of parkland by residential subdivisions would reduce potential park impacts. Additionally, the proposed General Plan Update includes several policies and implementation measures to identify parks and recreational needs; identify and take advantage of opportunities for land acquisition; and to identify and establish programs to serve the needs of Garden Grove residents that would further assist in reducing park impacts. However, with the City's existing parkland deficiency and future growth associated with the proposed General Plan Update and cumulative development, cumulative impacts would be considered significant and unavoidable in this regard.

The overriding social, economic and other considerations set forth in the Statement of Overriding Considerations and in the Findings regarding Alternatives provide additional facts in support of these findings. Any remaining unavoidable significant effects after available EIR mitigation measures are implemented are acceptable when balanced against the facts set forth therein.



## 5.5 ALTERNATIVES TO THE PROPOSED PROJECT

The EIR identifies and analyzes the environmental effects of several potentially feasible alternatives to the proposed General Plan Update. The EIR provides a comparative analysis of each alternative's environmental impacts relative to the proposed General Plan Update.

### NO PROJECT/NO DEVELOPMENT ALTERNATIVE

#### Alternative Description

The No Project/No Development Alternative assumes that no additional development would occur and the status quo would be maintained. No development would occur under this Alternative. Therefore, no new or additional environmental impacts would result directly from this Alternative.

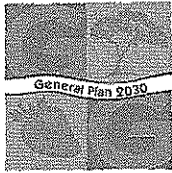
#### ***Findings:***

- 1. The City Council finds that this Alternative is infeasible and less desirable than the proposed General Plan Update and rejects this Alternative.**

#### ***Facts in Support of Findings:***

The No Project/No Development Alternative would prevent the City from making needed improvements to existing properties, infrastructure, and public services. Existing conditions under this Alternative would be maintained at first, but due to an increased dependence on developer fees to provide new and improved infrastructure, property and areas would become unimproved. Additionally, the No Project/No Development Alternative would not result in any changes to existing land uses or development levels within the City and would conflict with the City's existing plans for buildout. Also, regional through traffic in the City would continue to increase and would impact both roadway capacity and noise levels in the City without the benefit of mitigation.

The No Project/No Development Alternative would result in no change to the existing conditions within the City of Garden Grove, with the exception of increased regional traffic through the community. Thus, the No Project/No Development Alternative could result in the eventual deterioration of existing conditions within the City. This could lead to the disrepair of existing buildings and infrastructure that could result in safety impacts.



No new or additional environmental impacts would result directly from this Alternative. However, the No Project/No Development Alternative is rejected as the environmentally superior Alternative for the following reasons. First, this Alternative would prevent the City of Garden Grove from adequately mitigating potentially significant impacts or making needed improvements to existing properties, infrastructure, and public services. Existing Conditions under this Alternative would be maintained, but not improved. Second, the No Project/No Development Alternative fails to accomplish the project objectives. Third, it is the intent and objective of the proposed General Plan Update to produce new information based on current conditions in the City. Thus, the No Project/No Development Alternative would not serve the City as adequately as the proposed General Plan Update. In conclusion, the No Project/No Development Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update, and was not selected as the environmentally superior Alternative.

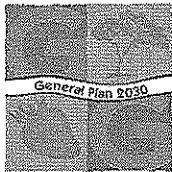
## **NO PROJECT/EXISTING GENERAL PLAN ALTERNATIVE**

### Alternative Description

As required by Section 15126.6 (e) of the *CEQA Guidelines*, the No Project/Existing General Plan Alternative describes buildout of the City of Garden Grove in accordance with existing zoning and General Plan land use designations and policies of the current General Plan, which was adopted in 1995. This Alternative assumes that the existing General Plan would continue to provide outdated information regarding several issues, such as land uses, traffic conditions, community noise levels, air quality data, public services and utilities levels of service, and population, employment and housing.

This Alternative assumes that ultimate buildout of the existing General Plan would occur. The No Project/Existing General Plan Alternative encompasses the same geographic area as that in the proposed General Plan Update. The General Plan Update proposes the revisions to the Existing General Plan, as outlined in Section 3.5.1, Components of the Proposed General Plan Update, of the EIR.

The General Plan Update focuses on the preservation of residential neighborhoods and identifies 15 potential Focus Areas for future development or new land use designations. The growth associated with buildout of the proposed General Plan Update is anticipated to occur within 11 of the Focus Areas, while the remaining four Focus Areas would involve new policy direction. The General Plan Update would introduce several new mixed-use land use districts, allowing for increased development intensity within several of the Focus Areas.



**Findings:**

- 1. The City Council finds that this Alternative is infeasible and less desirable than the proposed General Plan Update and rejects this Alternative.**

**Facts in Support of Findings:**

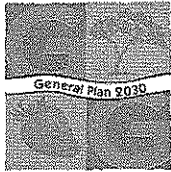
The No Project/Existing General Plan Alternative would result in similar environmental impacts as the proposed General Plan Update for aesthetics; air quality; noise; geology and seismic hazards; hydrology, drainage, and water quality; public health and safety; and public services and utilities. However this Alternative may generate higher impacts than the proposed General Plan Update with respect to land use and population, employment, and housing.

As it is the intent of the proposed General Plan Update to provide new information based on current conditions within the City the 1995 General Plan evaluated under the Existing General Plan Alternative would not serve the City as adequately as the proposed General Plan Update. Overall, the Existing General Plan Alternative and the proposed General Plan Update would result in similar environmental impacts, thus it is not necessary to select the Existing General Plan Alternative to reduce significant environmental effects. With respect to meeting the stated objectives of the General Plan Update and EIR, the proposed General Plan Update includes goals and policies to ensure long-term development throughout the City. In conclusion, the Existing General Plan Alternative is not considered environmentally superior when compared to the proposed General Plan Update, and was not selected as the environmentally superior Alternative.

**REDUCED DEVELOPMENT INTENSITY ALTERNATIVE**

Alternative Description

The Reduced Development Intensity Alternative assumes development of Focus Areas A, F and H at the same intensity as the proposed General Plan Update and development of Focus Areas E1, E2, G, and I at a reduced intensity. Additionally, no further development would occur in Focus Areas D, J, L, M, and N. Focus Area's B, C and O would involve new policy direction only. Table 3, Reduced Development Intensity Alternative, of the EIR summarizes the development that would occur within each Focus Area under this Alternative.



**Table 3**  
**Reduced Development Intensity Alternative**

Focus Area <sup>1</sup>	Acres	Residential (DU)	Commercial/Office (SF)	Industrial (SF)	Institutional Uses (SF)
A	401.46	400	4,615,000	0	0
D	22.84	0	0	0	0
E1	130.22	615	322,500	0	157,500
E2	61.84	225	20,000	50,000	0
F	49.56	1,075	550,000	0	0
G	143.91	750	750,000	0	0
H	54.55	0	150,000	0	0
I	42.39	250	200,000	0	0
J	35.27	0	0	0	0
L	110.82	0	0	0	0
M	21.18	0	0	0	0
N	40.38	0	0	0	0
<b>Total</b>	<b>1,114.42</b>	<b>3,315</b>	<b>6,607,500</b>	<b>50,000</b>	<b>157,500</b>

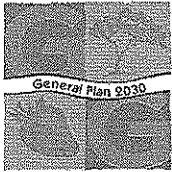
1. Focus Areas B, C, K, and O involve new policy direction only.

**Findings:**

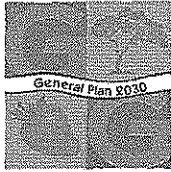
- 1. The City Council finds that this Alternative is infeasible and less desirable than the proposed General Plan Update and rejects this Alternative.**

**Facts in Support of Findings:**

While the reduced density Alternative is environmentally superior to the proposed General Plan Update and would reduce environmental impacts, it would not achieve the City's goals and objectives to the same degree as the proposed General Plan Update.



This page intentionally left blank.



## **6.0 STATEMENT OF OVERRIDING CONSIDERATIONS**

### **6.1 INTRODUCTION**

The California Environmental Quality Act (CEQA) and the CEQA Guidelines provide in part the following:

- a) CEQA requires that the decision maker balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of the proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- b) Where the decision of the public agency allows the occurrence of significant effects that are identified in the General Plan EIR but are not mitigated, the agency must state in writing the reasons to support its action based on the General Plan EIR and/or other information in the record. This statement may be necessary if the agency also makes the finding under Section 15091 (a)(2) or (a)(3) of the CEQA Guidelines.
- c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the Notice of Determination (Section 15093 of the CEQA Guidelines).

The City Council, having reviewed and considered the information contained in the General Plan EIR for the project, Responses to Comments and the public record, adopts the following Statement of Overriding Considerations that have been balanced against the unavoidable adverse impacts in reaching a decision on this project.





## 6.2 SIGNIFICANT UNAVOIDABLE IMPACTS

Although all potential project impacts have been substantially avoided or mitigated as described in the preceding findings, there is no complete mitigation for eight project impacts:

Air Quality: Short-Term Construction Emissions

Air Quality: Long-Term Mobile and Stationary Source Emissions

Air Quality: Short-Term Cumulative Construction Impacts

Air Quality: General Plan Buildout Cumulative Impacts

Noise: Long-Term Operational Noise

Noise: Cumulative Long-Term Operational

Parks and Recreation: Parks and Recreational Facilities

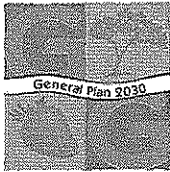
Parks and Recreation: Cumulative Park and Recreational Facilities Impacts

Details of these significant unavoidable adverse impacts were discussed in the General Plan EIR and are summarized, or were otherwise provided in Section 5.4, Environmental Effects Which Remain Significant and Unavoidable After Mitigation and Findings, in the Statement of Facts and Findings.

## 6.3 OVERRIDING CONSIDERATIONS

To the extent that the significant effects of the project are not avoided or substantially lessened to below a level of significance, the City Council makes this statement of overriding considerations to explain why the project's benefits override and outweigh its unavoidable environmental effects. Each benefit set forth below constitutes an overriding consideration warranting approval of the project, independent of the other benefits, despite each and every unavoidable impact.

1. The project's implementation will help ensure orderly, integrated, and compatible development in response to existing conditions and ongoing local and regional trends.
2. The project will maintain the City's long-term viability and productivity through a managed growth plan as opposed to allowing piecemeal development for the benefit of short-term gain.
3. The project complies with State of California Planning Law by providing a comprehensive, long-term general plan for the physical development" of the City (Government Code Section 65300) comprised of an "integrated,



internally consistent, and compatible statement of policies.” (Government Code Section 65300.5).

4. The project’s circulation system is consistent with the Congestion Management Plan (CMP) for Orange County, the Air Quality Management Plan (AQMP) and the Regional Transportation Implementation Plan (RTIP).
5. The project provides a general framework for land use and infrastructure development over the next 20plus years, and has ensured that the two are appropriately correlated. Individual components of the project will be the subject of additional environmental analyses and review, and if these individual projects are determined to be infeasible for either environmental, social and/or economic reasons, appropriate amendments can be made to the General Plan.
6. The project, being a General Plan, where CEQA requires subsequent discretionary project approvals before any physical change to natural habitat is permitted, will not have any significant adverse effect on fish and wildlife, or their habitat.
7. Implementation of the project will result in the reduction and elimination of existing and projected environmental impacts in the following areas:

Land Use

- Consistency with Relevant Federal and State Plans and Policies
- Consistency with Relevant Regional Plans and Policies
- Consistency with Relevant Local Plans and Policies
- Land Use Compatibility
- Cumulative Impacts

Population, Employment, and Housing

- Population Growth
- Housing
- Employment Growth
- Cumulative Impacts

Aesthetics

- Visual Quality
- Light and Glare
- Shade and Shadow
- Cumulative Impacts



Transportation/Circulation

- Traffic Load and Street System
- Consistency with Congestion Management Program
- Design Features of Incompatible Uses
- Emergency Access
- Parking
- Alternative Transportation
- Cumulative Impacts

Air Quality

- Carbon Monoxide Hotspots
- Consistency with Regional Plans

Noise

- Short-Term Construction Noise
- Cumulative Impacts – Short-Term Construction Noise

Geology and Seismic Hazards

- Seismic Ground Shaking
- Liquefaction
- Soil Erosion
- Expansive Soils and Strength
- Cumulative Impacts

Hydrology, Drainage, and Water Quality

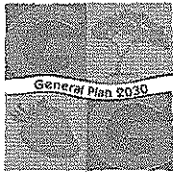
- Water Quality Standards and Waste Discharge Requirements
- Groundwater Depletion
- Drainage System Capacity
- Flooding
- Dam Inundation
- Cumulative Impacts

Public Health and Safety

- Hazardous Materials Use, Generation, and Transport
- Accidental Release of Hazardous Materials
- Hazardous Materials Sites
- Airport Land Use Plan
- Cumulative Impacts

Water Supply

- Water Supply
- Cumulative Impacts



Wastewater

- Wastewater
- Cumulative Impacts

Fire Protection

- Fire Protection
- Cumulative Impacts

Police Protection

- Police Protection
- Cumulative Impacts

School Facilities

- School Facilities
- Cumulative Impacts

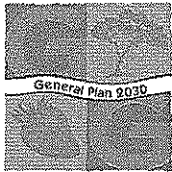
Solid Waste

- Landfill Capacity
- Cumulative Impacts

Cultural Resources

- Degradation or Loss of Historical or Cultural Resources, Destroy Paleontological Resources, or Disturb Human Remains
- Cumulative Impacts

Although significant impacts will remain, the City of Garden Grove will mitigate any significant adverse impacts to air quality, noise, and parks and recreation to the maximum extent practicable. In its decision to approve the project, the City Council of Garden Grove has considered the project benefits to outweigh the environmental impacts.



This page intentionally left blank.

## RESOLUTION NO. 5641

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING CITY COUNCIL CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR GENERAL PLAN UPDATE 2030 AND ADOPTION OF THE GENERAL PLAN UPDATE 2030 THAT ENCOMPASSES THE ENTIRE CITY.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 17, 2008, does hereby recommend City Council certification of the Environmental Impact Report for General Plan Update 2030 and adoption of General Plan Update 2030.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Environmental Impact Report together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The Planning Commission finds. The Planning Commission recommends that the City Council certify the Program Environmental Impact Report.

BE IT FURTHER RESOLVED in the matter of the Environmental Impact Report for General Plan Update 2030 and General Plan Update 2030, the Planning Commission of the City of Garden Grove hereby reports as follows:

1. The case was initiated by the City of Garden Grove.
2. The City of Garden Grove is proposing a comprehensive update of the 1995 General Plan. The update includes a reorganization of existing elements, resulting in the following State mandated and optional elements: Land Use Element; Community Design Element; Economic Development Element; Circulation Element; Infrastructure Element; Noise Element; Air Quality Element; Parks, Recreation and Open Space Element; Conservation Element; Safety Element, and Housing Element.
3. A Program Environmental Impact Report has been prepared for the project that provides a description of potential environmental impacts of the proposed General Plan and recommends mitigation measures to reduce impacts to a less than significant level, where feasible. This Program EIR was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq.

4. The Draft General Plan and Draft EIR submitted by City staff was reviewed.
5. A Notice of Preparation was circulated to the public, responsible agencies, and other interested persons for their review and comment from April 14, 2008 to May 13, 2008, as required by CEQA.
6. The Draft EIR and General Plan Update 2030 were circulated to the public, responsible agencies, and other interested persons for their review and comment from May 29, 2008 to July 14, 2008, as required by CEQA.
7. The Draft EIR was prepared for the General Plan Update 2030 addressing all related environmental concerns in compliance with CEQA, and the Draft EIR included:
  - Executive Summary
  - Environmental Setting
  - Project Description
  - Description of Environmental Setting Impacts and Mitigation Measures
  - Long Term Implications of the Proposed Project
  - Alternatives to the Proposed Action
  - Inventory of Mitigation Measures; Unavoidable Significant Impacts; Effects Found not to be Significant
  - Organizations and Persons Consulted
  - Appendices including Notice of Preparation (NOP), Community Participation Issues, Tables, Charts and other related information concerning Traffic, Air Quality, and Noise.
8. Written comments and oral testimony were received on the Draft EIR during the 45-day review period including those given at the public hearing before the Planning Commission.
9. Responses to comments were prepared in accordance with CEQA in order to address comments submitted on the Draft EIR.
10. Pursuant to legal notice, a public hearing was held on July 17, 2008, and all interested persons were given an opportunity to be heard.
11. The Planning Commission gave due and careful consideration to the matter during its meeting of July 17, 2008; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

California state law requires that each city adopt a general plan to describe its long-term goals and its policies and programs to achieve those goals. The general plan is intended to serve as a "blueprint" or "constitution" for future growth and development. Since land use decisions, zoning regulations, and other policies by the City are required to be consistent with the General Plan, it is important that the goals reflect the concerns and needs of the community, and that these are updated from time to time to reflect current concerns and needs.

The general plan update process was begun in response to notification from the State of California that the General Plan had not been revised in more than eight years. The City's current General Plan document was last updated in 1995.

In addition to the General Plan 2030 estimates, the City has developed estimates for growth over existing conditions within the focus areas. The anticipated growth in residential, commercial, and industrial uses over year 2007/2008 conditions is:

- Addition of 6,400 dwelling units
- Addition of 7,772,500 square feet of commercial/office use.
- Addition of 55,000 square feet of industrial uses; and
- Addition of 157,500 square feet of institutional uses.

The City of Garden Grove is approximately 99 percent built out, and as such, the General Plan Update focuses on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas. As of January 2008, there were approximately 32.01 acres of vacant land in the City of Garden Grove. The City has identified 15 areas for potential change called "Focus Areas".

The City of Garden Grove's objectives for the proposed General Plan are as follows:

- Update the City's environmental baseline (i.e., existing) conditions to the year 2007/2008.
- Update the General Plan development projections for the year 2030, including projections for dwelling units, non-residential square footage, population, and employment.
- Establish new mixed-use districts.
- Guide future physical development in the City and provide for a high-quality visual image for the City.
- Establish planning principles upon which to develop new goals, policies and implementing programs.
- Provide a basis for informative decisions when considering the development associated with implementation of the General Plan in the City of Garden Grove.



BE IT FURTHER RESOLVED FOUND AND DETERMINED that the Planning Commission does conclude:

The Environmental Impact Report for General Plan Update 2030 and General Plan Update 2030 do possess characteristics that would indicate justification of the Planning Commission recommending City Council certification of the Environmental Impact Report for General Plan Update 2030 and adoption of General Plan Update 2030.

ADOPTED this 17th day of July, 2008

/s/ RON PIERCE  
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on July 17th, 2008, by the following votes:

AYES:	COMMISSIONERS:	BANKSON, BRIETIGAM, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BEARD, KIRKHAM, NGUYEN

/s/ JUDITH MOORE  
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is August 7th, 2008.

## DRAFT MINUTE EXCERPT

## GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING: GENERAL PLAN UPDATE  
 ENVIRONMENTAL IMPACT REPORT  
 APPLICANT: CITY OF GARDEN GROVE  
 LOCATION: CITYWIDE  
 DATE: JULY 17, 2008

REQUEST: The Planning Commission shall consider the General Plan 2030 Update and the accompanying Environmental Impact Report (EIR) for recommendation to the City Council for Certification of the EIR and adoption of the General Plan 2030 Update. The General Plan Update is a comprehensive update of the City's 1995 General Plan. General Plan 2030 includes an update and reorganization of existing elements, resulting in the following State mandated and optional elements: Land Use Element; Community Design Element; Economic Development Element; Circulation Element; Infrastructure Element; Noise Element; Air Quality Element; Parks Recreation and Open Space Element; Conservation Element; Safety Element, and Housing Element. This is the second in a series of public hearings on the General Plan 2030 Update and accompanying Environmental Impact Report.

At this meeting, the public has the opportunity to provide oral testimony and written correspondence. The Planning Commission shall take into consideration all matters concerning the General Plan Update and accompanying Environmental Impact Report and forward their recommendation onto the City Council.

Staff report was read and recommended certification of the EIR for General Plan Update 2030 and adoption of General Plan Update 2030.

Ms. Collette Morse added that the 45-day public review period closed on Monday; that the document was sent to 46 state, regional, county, and local agencies; that eight comment letters were received from agencies; that there were no written comments from community members; that the comment topics included traffic, OCTA right-of-way, bikeways, hazardous materials, storm drainage, and water supply; that there were not substantial issues warranting revisions or new research; and that written response to these comments would be forwarded to City Council.

Vice Chair Pak asked staff if undergrounding the utility poles would be a goal for 2030, and that prioritizing areas would be good especially from Nutwood Street to Chapman Avenue. Staff explained that undergrounding is already prioritized and would occur as funds become available.

Chair Pierce opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Jeremy Harris approached the Commission and asked that the Planning Commission endorse and forward to City Council, the Downtown Business Association's proposal for the rezoning of Main Street to allow an entertainment district; and that the businesses, property owners, and residents would benefit from the recommendation.

Minute Excerpt – July 17, 2008  
General Plan Update

Mr. J.J. Jaurgui, owner of Azteca Restaurant, approached the Commission and stated that he considered a change in zoning would be a move in the right direction; and that the Parking and Main Street Commission unanimously agreed to support a zone change.

Mr. Charles Mitchell approached the Commission and stated that the people of Garden Grove seek a less elaborate form of entertainment; and that an entertainment zone on Main Street would encourage people to visit Garden Grove.

Ms. Verla Lambert approached the Commission and stated that she would support an entertainment district on Main Street; that her home may not be affected by the General Plan Update, but there may be an impact that may affect the overall quality of life in Garden Grove; that she encouraged people to read all mail generated by the City; that it is good for concerns to be on record; and that she would like staff to explain the difference between 'redevelopment, economic development, and land use'.

Mr. Peter Katz approached the Commission and stated that the idea of a Main Street entertainment zone came about three years ago; that Garden Grove has hometown charm with character; that Walt Whitman once said, "A city is the most comprehensive of the works of man and it doesn't come without its problems, but man has resourcefulness to solve all of them if he chooses to."; that regardless of style, the great cities of America have the common thread of people, music, and entertainment; and that the cabaret or pub crawl environment would be good for Main Street. A copy of the editorial from the July 17, 2008 Garden Grove Journal, that historically traces Garden Grove's entertainment zones, was submitted for the record.

Mr. Mike Silva, of Main Street Café, approached the Commission and stated that the Main Street property owners were in consensus for rezoning Main Street as an entertainment zone, and that hopefully, the rezoning would occur within 60 to 90 days.

Mr. Scott Weimer approached the Commission and stated that the downtown merchants, the Business Association, the Parking and Main Street Commission are all in favor of a Main Street entertainment zone; that the consumption of alcohol is a concern; that Fullerton created an entertainment corridor that is successful; and that he hoped the modifications to the General Plan would be expeditious.

Vice Chair Pak asked Mr. Weimer to describe "A Taste of Garden Grove".

Mr. Weimer responded that "A Taste of Garden Grove" would be held on Sunday, July 27, 2008 at 6:00 p.m. at \$48 per ticket, with four Main Street restaurants to be open for food and drink, followed by a premiere performance at the Gem Theater.

Mr. Doug Coleman of Doug's Downtown Grill, approached the Commission and stated that an approved entertainment zone would not mean that the venues would become nightclubs; that the music would likely be a soft jazz piano or guitar; and that if approved, he hoped permit fees would not increase.

There being no further comments, the public portion of the hearing was closed.

Minute Excerpt – July 17, 2008  
General Plan Update

Commissioner Brietigam noted the yellow modification sheet and commented that it is good that in addition to Main Street, there could be other entertainment areas; and that he would support the inclusion into the General Plan Update.

Commissioner Bankson expressed that an entertainment district with late hours, with condominiums in the area would need to be looked at by Planning Services; however, he would support the idea of entertainment to spur the growth of Main Street.

Vice Chair Pak commented that the generalized amendment to add the entertainment factor into the General Plan Update is good; that public safety is important; that he supports the entertainment amendment; and that undergrounding of utilities is important.

Chair Pierce commented that Garden Grove has changed for the better and that he supports the entertainment amendment.

Commissioner Bankson moved to recommend certification of the Environmental Impact Report for General Plan Update 2030 and adoption of General Plan Update 2030 that encompasses the entire city, with amendments to Chapter 2 – Land Use Element, Policy-LU-4.9 and LU-IMP-4C, along with a map change, to City Council, seconded by Commissioner Brietigam. The motion received the following vote:

AYES:	COMMISSIONERS:	BANKSON, BRIETIGAM, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BEARD, KIRKHAM, NGUYEN

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE  
GARDEN GROVE, CALIFORNIA

THURSDAY  
JUNE 19, 2008

CALL TO ORDER: The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers of the Community Meeting Center.

PRESENT: CHAIR PIERCE, VICE CHAIR PAK  
COMMISSIONERS BANKSON, BEARD, BRIETIGAM,  
KIRKHAM

ABSENT: NGUYEN

Commissioner Nguyen joined the meeting at 7:13 p.m.

ALSO PRESENT: Jason Retterer, Associate Attorney; Susan Emery, Community Development Director; Karl Hill, Planning Services Manager; Erin Webb, Senior Planner; Lee Marino, Senior Planner; Maria Parra, Urban Planner; Chris Chung, Assistant Planner; Grant Raupp, Administrative Analyst; Dan Candelaria, City Traffic Engineer; Collette Morse, RBF Consulting Senior Project Manager; Rob Olson, Senior Transportation Engineer; Leah Price and Courtney Wood, RBF Consulting; Judith Moore, Recording Secretary.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance to the Flag of the United States of America was led by Commissioner Bankson and recited by those present in the Chamber.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Brietigam moved to approve the Minutes of June 5, 2008, seconded by Commissioner Kirkham. The motion carried with the following vote:

AYES: COMMISSIONERS: BANKSON, BEARD, BRIETIGAM, KIRKHAM, PIERCE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NGUYEN

ABSTAIN: COMMISSIONERS: PAK

PUBLIC HEARING: GENERAL PLAN UPDATE  
ENVIRONMENTAL IMPACT REPORT

APPLICANT: CITY OF GARDEN GROVE

LOCATION: CITYWIDE

DATE: JUNE 19, 2008

REQUEST:

The General Plan Update is a comprehensive update of the City's 1995 General Plan. General Plan 2030 includes an update and reorganization of existing elements, resulting in the following State mandated and optional elements: Land Use Element; Community Design Element; Economic Development Element; Circulation Element; Infrastructure Element; Noise Element; Air Quality Element; Parks, Recreation, and Open Space Element; Conservation Element; Safety Element; and Housing Element. This is the first in a series of public hearings on the General Plan Update and accompanying Environmental Impact Report (EIR).

At this meeting, the public has the opportunity to provide oral testimony and written correspondence. The Planning Commission shall take no actions at this meeting. Written correspondence will continue to be accepted by Planning Staff at Garden Grove City Hall and through email sent to [generalplanupdate@ci.garden-grove.ca.us](mailto:generalplanupdate@ci.garden-grove.ca.us) until July 14, 2008. July 14, 2008 is the end of the 45-day public review period. The consultant and staff will review and modify the Draft General Plan and Draft EIR based on the comments and correspondence received during the public review period. A second public hearing, held by the Planning Commission on the Draft General Plan and Draft EIR, is scheduled for July 17, 2008.

Following a Power Point presentation that documented the visions and goals of the General Plan and Environmental Impact Report (EIR), comments were received from both the public and the Planning Commission. Staff stated again that the 45-day review period would end on July 14, 2008 and that all comments must be received by that date to be included in the written "Response to Comments" for the Draft EIR.

Vice Chair Pak asked staff if the input from the May 29<sup>th</sup> community workshop would be included in the General Plan. Staff replied that the collected comments were under consideration; however, there are no changes in the General Plan at this time.

Chair Pierce opened the public hearing to hear testimony in favor of or in opposition to the General Plan and EIR.

Ms. Robin Marcario approached the Commission and commended staff and the consulting firm on their good work. She also noted that the General Plan citywide flyers, workshop, and website were well done and contained good information; that she commends the preservation of residential neighborhoods as a top priority; that park growth looks to be substantial; that removed trees need to be replaced, and water trucks provided to water the trees so they survive; that mixed use zoning on major arterials is good with regard to traffic circulation; that she supports entertainment on Main Street, which would bring in more tax revenue; and that she loves Main Street's historical significance and potential for the future.

Ms. June Eckert approached the Commission and stated that she is a 20 year Garden Grove resident; that the General Plan looks good; that she is concerned with the depth of the green belt area located in the International West area along Harbor Boulevard, specifically the east side between Blue Spruce along Garden Grove Boulevard to Lampson Avenue; and that she would like to know the impact and type of noise barrier to be located there as a six to eight foot wall would not buffer the noise filtering into the

residential area. She also asked if she would lose property if her property was located within 500 feet of the green belt area.

Staff responded that possible future widening of Harbor Boulevard in the International West area may mean taking additional properties and installing a greenbelt between; that the General Plan calls for a Harbor Boulevard International West streetscape plan, however, the depth of the greenbelt is unknown at this time and that there is no time frame available yet for that work.

Mr. Scott Weimer approached the Commission and stated that he and his wife are excited about the General Plan; that the Garden Grove Downtown Business Association has been working on a plan that includes revitalization of the downtown district, specifically Main Street; that the community would like to improve Main Street; that there is a high value on historical preservation; that in 1974, Main Street was declared as a "place of special character and historical interest"; that the revitalization program included the facelift of all the Main Street buildings, upgrades to the infrastructures and architectural enhancements to streets and sidewalks; that there is a unanimous desire for retail shops, trees and flowers, good lighting, signage, adequate parking, nightclubs, restaurants, and sidewalk cafes; that during special events, Main Street is busy; that with more housing, an area should be designated for promoted and protected activity on a regular basis such as theater and live musical performances; that downtown residents and visitors want nearby entertainment opportunities such as nightclubs and theaters as long as they are not disruptive; that the Planning Commissioners could join with the Main Street Parking Commission to make a recommendation to the City for an entertainment zone in the Garden Grove downtown commercial district; that the entertainment plan was presented earlier this year to the Garden Grove Parking and Main Street Commission; that the idea was met with enthusiasm and a formal resolution was written; that this document is an initial vision for proposed downtown rezoning for fresh ideas to unite the community by combining the old with the new; and that the ideas are ambitious, but not unachievable. Copies of the resolution were distributed to the Commissioners for their review.

Commissioner Brietigam commented that the Commissioners needed more specific information.

Mr. Weimer added that a report will be presented to the Parking and Main Street Commission on July 10, 2008.

Commissioner Brietigam asked staff to describe the process if the Garden Grove Downtown Business Association's plan was looked on favorably by City Council.

Staff responded that the General Plan is the overview of the future character of Main Street with broad goals; that to allow certain levels of entertainment as a type of use would be a rezoning; that 'zoning' is what allows changes to create development standards for the areas and type of uses.

Commissioner Kirkham added that any change would begin with staff.

Commissioner Beard asked staff if the General Plan contained anything that would prohibit or facilitate an entertainment zone.

Staff replied no, that a broad goal could be added to consider changing zones to allow some entertainment; that other departments would need to review the changes and associated development standards; and that an entertainment concept would need to be reviewed in detail.

Vice Chair Pak asked the consultant if other cities have entertainment zones contained in their General Plans.

Ms. Collette Morse replied that in her experience, none of the General Plans had that category; however, there is flexibility to create designations for the community, either separately or as a part of one that exists already.

Staff added that a policy could be created to consider the Main Street area; that the Planning Commission could raise this issue and make this part of a recommendation to the General Plan that would go on to City Council; that conversely, the Planning Commission could make the recommendation to not include the item in the General Plan; that the City's Economic Development Department's focus is on Harbor Boulevard in order to make those improvements; that competing areas may be created, as the Harbor Boulevard area has been a long time City goal; that there is an ongoing character of Main Street from the 1995 General Plan; and that residential above commercial has recently been added.

Vice Chair Pak asked staff if there is a conflict of residential above commercial, especially with a nightclub that will be reopening.

Staff replied yes, that certain types of commercial are better than others next to residential; and that these types of issues are development standards and a part of zoning, not the General Plan.

Commissioner Brietigam asked staff to describe the process if a problem in the General Plan needs to be addressed. Staff replied that the Planning Commission could request an added policy to the General Plan that would go forward to City Council or, to change the zoning for Main Street, more detailed information and review would be needed and the issue would be brought back at a later date.

Mr. Peter Katz, Vice President of the Garden Grove Downtown Business Association, approached the Commission and commented that entertainment includes all the arts that would create a lively atmosphere for the locals; that Anaheim has tourists, businesses, and residents; that Garden Walk just opened for entertainment; that Garden Grove also has that setting, however, it needs improvement; that a venue for families with children is needed to eat, stroll and browse; that Main Street is a gathering place to enjoy that needs to be lively, especially at night; and that the character of Main Street needs to be developed.

Ms. Cheryl Armstrong approached the Commission and commented that a friend in Fullerton enjoyed living above a café; that Pine Street in Long Beach is larger, however, it is fun; that the Central Garden Grove Neighborhood Association would like to see Main Street be more of a



destination; that a method of streamlining the permit process would be good; and that some form of Main Street entertainment would be good for those who will be living there.

Mr. Doug Coleman, who owns a restaurant on Main Street, approached the Commission and stated that he agrees that Main Street issues should be taken on a case-by-case basis; that acoustical music such as a jazz piano player or guitar in a bar would be good to keep people at Main Street; that the Conditional Use Permit process is not consistent; that everyone should have the same rules; that building Main Street is an investment to our community; and that the sewer line replacement was an improvement.

Mr. Hooshang Farahmand approached the Commission and stated that he agreed with the other speakers; that people want simple things in downtown; that downtown should be revitalized and good, not just another Harbor Boulevard or Disneyland; and that we need entertainment.

Ms. Peggy Bergin, a 30-year resident of Garden Grove, stated that she shops elsewhere for items such as cars, clothes, and movies; that the gymnasium is open from 3:00-10:00 p.m., not the hours for student teenagers that are out of school for the summer; that her family would not buy or stay in the city because there is nothing to do; that during the car show, a choice of restaurants is needed; that improvements to Harbor Boulevard since 1995 only include hotels, restaurants and limited parking; that the long term residents have no venues to go to in the city; that the City has to work with what the City has; that small parks would be good; that green space should be lots with play areas for children; and that the General Plan report has nothing to do with what the citizens want.

Chair Pierce added that comments could still be heard at the Planning Commission meeting on July 17, 2008.

There being no further comments, the public portion of the hearing was closed.

Vice Chair Pak commented that he agreed with some resident's comments; that he is a patron of establishments on Pine Street in Long Beach and Fullerton; that a similar street in Anyang, Garden Grove's Korean sister city, is also bustling as an entertainment area; that the General Plan only affects 10 percent of the City, whereas 90 percent will remain the same; that values are what we keep, and vision is for moving forward; that the developments on Harbor Boulevard have brought revenue to the city for the infrastructure; that there is no competition with other districts; that many people bring their investments to Main Street; and that it would be good to put a guideline together to accommodate resident and business owner needs.

Commissioner Beard agreed that it would be good to be supportive of the downtown in the General Plan capacity; that a policy could be added; and that the downtown is a destination of locals.

Commissioner Bankson commented that he is a 40-year Garden Grove resident; and that he is supportive of an improved downtown. He also

asked staff to clarify the possible residential development in the Western Avenue area, which is a commercial/industrial area.

Staff replied that should a future transit stop occur in that area, that in the long term, residential may be added; that there is consideration between several neighboring cities to utilize a light rail transit system; and that a land use policy set in place could capitalize on the rail corridor.

Chair Pierce commented that Main Street continues to change; that changes take time; and that he is supportive of entertainment.

Staff added that at the second General Plan public hearing on July 17, 2008, the Commissioners would make their recommendation to City Council for consideration; that the Commissioners could craft a policy to investigate the entertainment aspects of Main Street; and that the second public hearing would be properly advertised.

**MATTERS FROM  
COMMISSIONERS:**

Commissioner Kirkham asked staff to clarify the invitation that Commissioners received regarding a meeting for the Brookhurst Triangle.

Staff responded that there is a neighborhood meeting on June 30, 2008 to review the preliminary conceptual plans for the Brookhurst Triangle, by prospective development teams; that the Commissioners may attend; that Commissioners will not violate the Brown Act if they remain separate and refrain from discussion; and that a consultant and City staff would be present.

Vice Chair Pak expressed that Garden Grove has the third largest Korean district in the United States; that there is a difference between Korea town in Los Angeles and the business district in Garden Grove; and that entertainment on Main Street would bring the area to life.

**MATTERS  
FROM STAFF:**

Staff added that there would be an ABC Study Session prior to the second General Plan public hearing on July 17, 2008; that for the last year and a half, Garden Grove has been designated as a target City for Orange County; that Cal Berkeley professors have been looking at issues related to ABC Licenses, such as providing objective information and findings to help the City make good decisions regarding the types of licenses, the hours of operation, and where the licenses are located; and that based on the findings, the Police Chief is making recommendations for use in future applications.

**ADJOURNMENT:** The meeting was adjourned at 8:31 p.m.

JUDITH MOORE  
Recording Secretary

Reference Item C.1.

July 17, 2008

GENERAL PLAN UPDATE

APPLICANT: CITY OF GARDEN GROVE

CHAPTER 2 LAND USE ELEMENT

LAND USE COMPATIBILITY

GOAL LU-4: The City Seeks to develop uses that are compatible with one another.

**Policy-LU-4.9: Explore the various opportunities for entertainment venues, art events and special functions in the Focus Areas, ensuring that any new uses are consistent with the special character of each area, and guaranteeing the livability for any existing and future residences developed next to or in close proximity to any commercial businesses and/or commercial zone.**

**LU-IMP-4C: Planning staff will coordinate with Police and other City Department staff to evaluate the possibility of allowing entertainment venues, art events and special functions in Focus Areas, and create development and operational standards in the Municipal Code for such activities and uses.**

ATTACHMENT 7 IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE